

4701 DOWNMAN RD
(UPPER SPACE KNOWN AS UNITS 201, 202, AND 203)

AMENITIES:

- ENTIRE 2ND FLOOR OF THE BUILDING
- OPEN EVENT SPACE
- MARBLE FLOORING
- RETRACTABLE GLASS PARTITIONS
- HIGH CEILINGS
- 5 CENTRAL AC SYSTEMS
- 2 RESTROOMS TO SERVICE THE EVENT SPACE
- 3 BEDROOMS, 1 BATH APARTMENT OR USE AS 3 PRIVATE OFFICES
- LIVING ROOM OR CLERICAL AREA
- 1 KITCHEN WITH SEPARATE ENTRANCE FOR DELIVERIES
- 1 FOOD PREP AREA, OR DINING ROOM, OR SERVING AREA
- 1 LARGE COCKTAIL BAR SERVICING AREA
- 1 PRIVATE OFFICE OFF THE BAR AREA
- 3 ELECTRIC METERS
- 2ND FLOOR LANDING AREA
- 1ST FLOOR FOYER
- GROUND FLOOR FRENCH DOOR ENTRY
- WIDE STAIRCASE – GREAT FOR PHOTOS

LEASE TERMS:

- MODIFIED GROSS LEASE
- LESSOR/OWNER PAYS FOR WATER SERVICE
- LESSEE/TENANT PAYS FOR ELECTRICITY
- LESSOR PAYS FOR REAL ESTATE TAXES
- LESSOR PAYS FOR BUILDING INSURANCE
- LESSEE PAYS FOR LIABILITY INSURANCE (NAMING LESSOR AS ADDITIONAL INSURED)
- LESSOR PROVIDES WORKING AC/HEATING, PLUMBING, ELECTRICAL
- LESSEE PAYS FOR REPAIRS OF AC/HEATING, PLUMBING, ELECTRICAL, UNLESS REPLACEMENT IS REQUIRED, THEN LESSOR WILL PAY FOR REPLACEMENT
- LESSOR IS RESPONSIBLE FOR REPAIRS INSIDE THE WALLS; LESSEE IS RESPONSIBLE FOR REPAIRS OUTSIDE THE WALLS
- LESSEE IS RESPONSIBLE FOR PLUMBING CLOGS CAUSED BY LESSEE