

# 238 W Main Street Lease Pricing Guide

## 38 Month Lease as follows:

**First 2 months:** FREE RENT + triple net (property taxes, building insurance, and maintenance/repairs)

**Months 3-20:** \$1.30/sf + triple net

**Months 21-38:** \$1.35/sf + triple net

\*Owner will allow tenant to lease half of the building, as there are two front doors basically splitting the building. Per AustinCAD total building is 3093sf.