



## PRICE LIST FOR AVAILABLE SPACE

SUITE NO.	AVAILABLE SQ. FT.	PRICE PER SQ. FT./YEAR	PRICE/MONTH	COMMENTS	
12	8,700	\$5.50*	Rent	\$3,987.50	This space consists of a wide-open sales area and has double doors for delivery and access at the front and also at the rear of the space. There is significant delivery space on the concrete surfaced area to the rear of the building which allows for ease of delivery truck access. Tenant improvement allowance is available amortized over the term of the lease.
		0.22	Tax	181.25	
		0.26	Insurance	232.00	
		<u>1.36</u>	CAM	<u>986.00</u>	
		\$7.34	Total	\$5,321.50	
17G	2,240	\$10.00*	Rent	\$1,866.67	Large reception area with a work counter, 4 separate offices, one large work area/breakroom, storage area, two ADA compliant restrooms.
		0.22	Tax	\$41.07	
		0.26	Insurance	\$48.53	
		<u>1.36</u>	CAM	<u>\$253.87</u>	
		\$11.84	TOTAL	\$2,210.13	
20 A	5,371	\$8.00*	Rent	\$3,580.67	Wide open sales area of 32 x 135'. Two ADA compliant restrooms, 3 dressing rooms, one office and a large workroom. May be combined with Suite 20B for a total of 10,067 sf. TI allowance is \$3.50/sf.
		0.22	Tax	\$98.47	
		0.26	Insurance	\$116.37	
		<u>1.36</u>	CAM	<u>\$608.71</u>	
		\$9.84	Total	\$4,404.22	
20 B	4,696	\$7.00*	Rent	\$2,739.33	Large wide open sales area 32' x 92' with two storage/stockrooms of 800' each and two restrooms. May be combined with Suite 20A for a total of 10,067 sf. TI allowance is \$3.50/sf.
		0.22	Tax	\$86.09	
		0.26	Insurance	\$101.75	
		<u>1.36</u>	CAM	<u>\$532.21</u>	
		\$8.84	Total	\$3,459.38	
24	985	\$10.00*	Rent	\$820.83	Small shop space fronting Benton Spur Road, wide open, one restroom.
		0.22	Tax	\$18.06	
		0.26	Insurance	\$21.34	
		<u>1.36</u>	CAM	<u>\$111.63</u>	
		\$11.84	Total	\$971.86	
36	7,381	\$6.00*	Rent	\$3,690.50	Former beauty school with excessive plumbing, tenant improvement allowance available amortized over the lease term.
		0.22	Tax	\$135.32	
		0.26	Insurance	\$159.92	
		<u>1.36</u>	CAM	<u>\$836.51</u>	
		\$7.84	Total	\$4,822.25	

All leases are quoted as base rent plus percentage rent.

Space is available on a triple net basis with Lessee paying pro rate share of Taxes, Insurance and CAM. Percentage rent where applicable. Net charges are escrowed monthly and are applied against actual expense. Tenants pay utilities.

All information contained herein is believed to be accurate, but is not warranted and no liability or omission is assumed by either the property owner or Sealy Real Estate Services, LLC and/or its agents and employees. Prices as stated herein and property availability are subject to change and/or sale or lease without prior notice, and all sizes, dimensions and facts are subject to correction.



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SUITE NO.	AVAILABLE SQ. FT.	PRICE PER SQ. FT./YEAR	PRICE/MONTH	COMMENTS	
37	4,239	\$8.00*	Rent	\$2,826.00	Office space with seven offices, break room, large storage area, file storage room. Two restrooms. Beautiful library paneling in all offices. Tenant improvement allowance available amortized over the lease term.
		0.22	Tax	\$77.72	
		0.26	Insurance	\$91.85	
		<u>1.36</u>	CAM	<u>\$480.42</u>	
		\$9.84	Total	\$3,475.99	
44	17,154	\$3.75*	Rent	\$5,360.63	Space consists of eight separate offices, a very large wide-open sales/classroom area, a loading dock and a warehouse/storage area. There are four private covered parking spaces adjacent to the office space. This space faces north. Tenant improvement allowance is available amortized over the term of the lease.
		0.22	Tax	\$314.49	
		0.26	Insurance	\$371.67	
		<u>1.36</u>	CAM	<u>\$1,944.12</u>	
		\$5.59	Total	\$7,990.91	

\* Base rent to increase 3% annually.

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