

# LEASE DETAILS

Leasable Area	6,656 SF
Rate (Per SF)	\$26.00 SF YR
CAM* (Per SF)	\$7.13 SF YR
Rate (Per Month)	\$14,421
CAM* (Per Month)	\$3,955
TOTAL (Per Month)	\$18,376
Lease Type	NNN
Lease Term	5 Year minimum

\*CAM currently based only on 2025 PROPERTY TAXES \$43,434 and 2025 BLDG INSURANCE \$3,994 (no windstorm). Tenant assumes all other maintenance obligations.

**NEGOTIABLE AS TO TENANT/LANDLORD RESPONSIBILITIES**