

SAWGRASS BUSINESS CENTRE

(954) 846-2434

P O Box 15241, Plantation, FL 33318

tesslercompany@gmail.com

The following is a proposal, on behalf of Sawgrass Business Centre, for your consideration to lease the below referenced property, under the following terms and conditions.

Address: 575 Sawgrass Corporate Pkwy., Sunrise Fl. 33325

Date Available: approximately one month from lease signing.

Unit Size: 2,426 sq ft

Term: 5 years (60 months)

Minimum Base Rent (1st year): \$18.50 / sq ft / Year

Common Area Maintenance: \$4.15 / sq ft / Year

Rent / month (1st year): \$4,716.44 (includes base, CAM & tax)

Annual Increase to Base Rent: 5%

Security Deposit: The equivalent of 2 month's rent, \$9,432.88

Due on signing: Security deposit & first month's rent, \$14,149.32

Personal Guarantee: Required

Lease Commencement: upon lease execution

Unit Description:

- 100% Central AC throughout Offices and warehouse
- 12' overhead bay door with street level access and reserved loading zone
- 18' ceilings
- Minutes away from I 595, I 75 & Sawgrass Expressway
- Minutes away from Sawgrass Mills Mall, Ikea & BB&T Centre
- Water included in CAM (Standard use)

Thank you for your interest,

Management
Sawgrass Business Centre