



8000 Federal

**FOR SALE | ± 25,000 SF**  
BOUTIQUE OFFICE BUILDING

**CBRE**

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## **DISCLAIMER**

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CPM 8000 N Federal - Final OM 09/18/25

8000  
Federal



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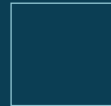
FINANCIAL  
OVERVIEW



8000

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E X E C U T I V E   S U M M A R Y



01





## T H E O F F E R I N G

CBRE, Inc., as exclusive agent for the Owner, is pleased to offer for sale 8000 Federal (the “Property” or “Building”) in Boca Raton, Florida. This recently renovated, boutique professional office building totals 25,125 square feet, sits on a 1.13-acre site, and is currently 99% leased. Located in one of the country’s most affluent and desirable submarkets, the asset benefits from strong local demand and exceptional market positioning.

In addition to base rent, the Property generates supplemental income from a cellular tower and exterior building signage. The diverse tenant roster mitigates credit risk, and staggered lease expirations create meaningful upside as leases come due and can be repriced toward current market rates. Buyers can pursue further value creation through ancillary profit centers, such as expanding virtual office offerings, to enhance NOI.

Despite stabilized occupancy, the Offering presents compelling upside: current in-place rents are approximately 30% below prevailing market levels in the submarket, and our underwritten market rents remain meaningfully below the competitive set, allowing new ownership to increase rents while preserving the Property’s value-alternative positioning.

Built in 1984 and located at 8000 N. Federal Hwy (US 1), the Property enjoys direct exposure on Boca Raton’s primary north–south corridor with immediate access to I-95, Downtown Boca Raton, and the Florida Turnpike. It is minutes from premier waterfront communities in East Boca such as Boca Harbour, Bel Marra and The Sanctuary, where home values range from roughly \$3.5M to well over \$25M. The submarket’s abundant recreational amenities (top-rated golf courses, marinas, bike trails and country clubs) and a concentration of high net worth residents support tenant demand from executive and professional users.

With significant barriers to new office development in Boca Raton, particularly in the East Boca micro market, 8000 Federal offers a rare opportunity to acquire a cash generating, renovated boutique office asset in a highly coveted submarket with limited near term competition. The property delivers immediate income and clear, actionable value add pathways at an attractive discount to replacement cost.



## INVESTMENT HIGHLIGHTS

### HIGH VISIBILITY

Office building situated on one of the busiest thoroughfares in East Boca Raton.



### CONVENIENT ACCESS

Prime location with easy connections to Downtown Boca Raton and some of the most affluent waterfront communities in East Boca Raton.



### REVENUE GROWTH POTENTIAL

Excellent opportunity to raise rents to match market rates with current rates less than 30% of market.



### STRONG CASH FLOW

Reliable income generated from a diverse range of professional tenants and ancillary income from signage, virtual offices and a cell tower.

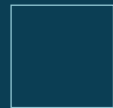




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P R O P E R T Y   D E S C R I P T I O N S



002

8000 N FEDERAL HWY, BOCA RATON, FL 33487

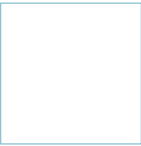
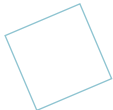
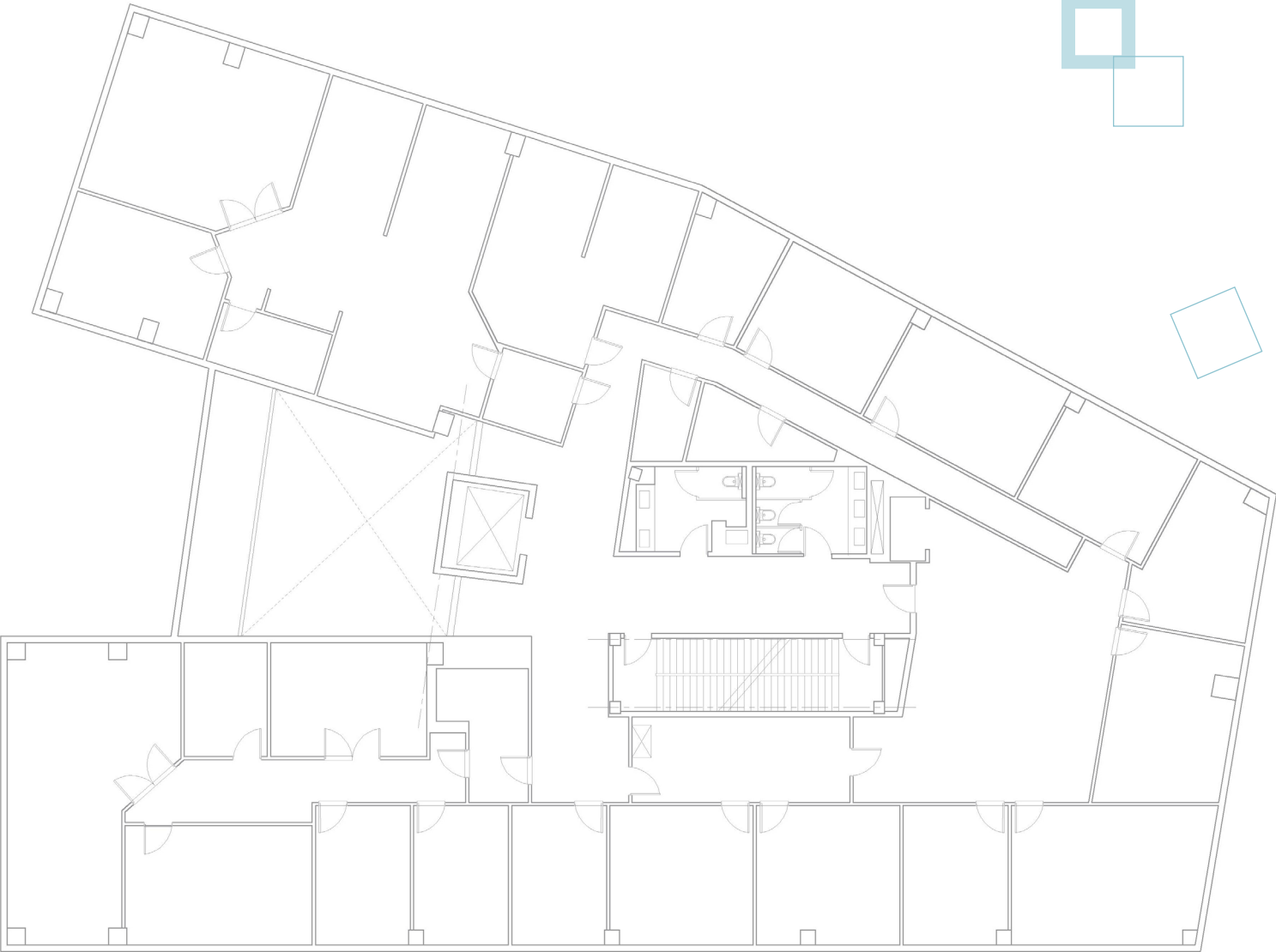
# FLOOR PLAN

## 1ST FLOOR



# FLOOR PLAN

## 2ND FLOOR



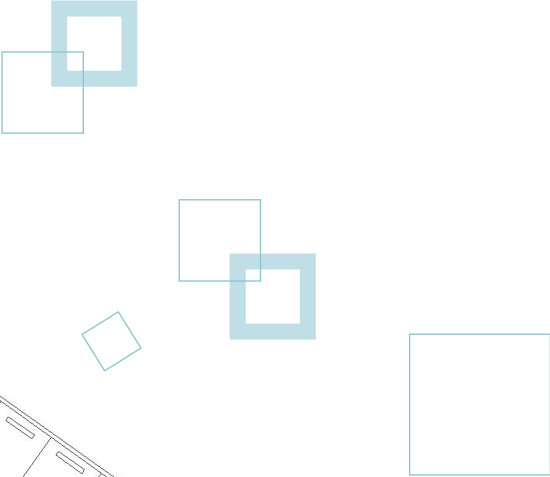
# FLOOR PLAN

## 3RD FLOOR



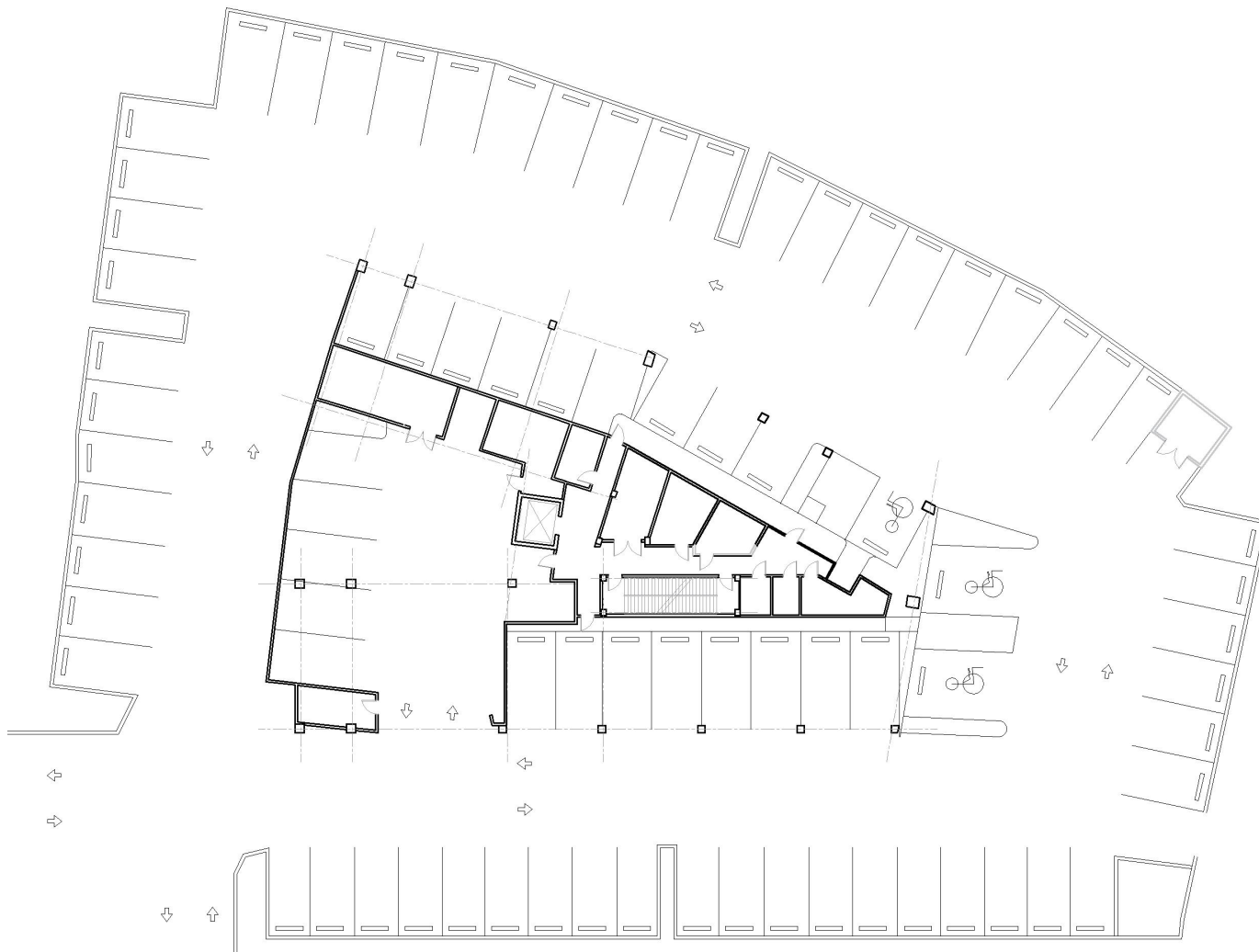
# FLOOR PLAN

## BASEMENT



# FLOOR PLAN

## PARKING



No	Office Name	SF
	0.0.1	282
	0.0.2	78
	0.0.3	191
	0.0.4	198
	0.0.5	79
	0.0.6	230
	0.0.7	157
	0.0.8	106
	0.0.9	292
	0.0.10	75
	0.0.11	111
	0.0.12	46
	0.0.13	40
	0.0.14	103
	0.0.15	102
	<b>Parking Spaces</b>	<b>77</b>
	<b>Floor Area</b>	<b>2,090</b>



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A R E A O V E R V I E W



04

8000 N FEDERAL HWY, BOCA RATON, FL 33487

# LOCATION OVERVIEW

8000 Federal is positioned on the east side of N Federal Hwy (US-1), nestled between W Yamato Rd to the South and Linton Blvd to the North, in a dynamic area of Boca Raton, Florida, surrounded by an array of retail destinations.

This prime location offers easy access to Interstate 95 and the Florida Turnpike, making it highly convenient for residents and businesses alike. The property is located within a bustling residential community and boasts proximity to numerous amenities. Nearby attractions include Latitudes – Delray Sands Resort, Publix Super Market at Boca Valley Plaza, Walmart Neighborhood Market at South

Delray Shopping Center and the Shoppes at Latitude built in 2017 that features 42 apartment homes and retailers such as Orange Theory in the seaside town of Delray Beach.

Additionally, other major retailers in the area include Tesla, Aldi, Chick-fil-A, West Marine, Nordstrom Rack, Just Salad, Habit Burger & Grill, LA Fitness, Duffy's among others. The appeal of this location is further enhanced by its closeness to essential demand generators and significant transportation routes, as illustrated below.

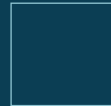




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M A R K E T O V E R V I E W



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8000 N FEDERAL HWY, BOCA RATON, FL 33487



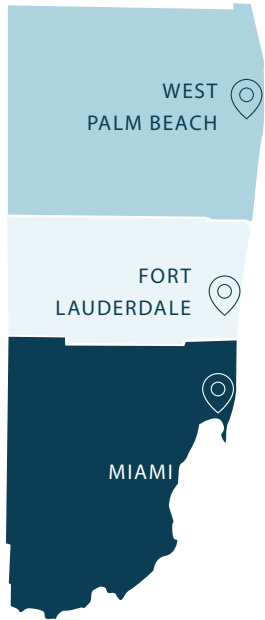
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## METRO HIGHLIGHTS

DEMOGRAPHICS (2024)	5 MILES
POPULATION	176K
Projected Growth (2024-2029)	1.1%
HOUSEHOLDS	81k
Average Household Size	2
Projected Growth (2024-2029)	1.1%
ECONOMY	
Avg Household Income	\$106,211
Median Home Value	\$418,606

# SOUTH FLORIDA IS THE PREMIERE RELOCATION DESTINATION



## #1 SOUTH FLORIDA HAS EXPERIENCED THE LARGEST INBOUND GAINS OF ANY MSA IN THE U.S. SINCE 2019

- South Florida has experienced a nearly 60% increase in inbound move rate since 2019.
- The next closest MSA saw just a 45% increase in inbound move rate over the same period.
- The next highest MSA in the Southeastern U.S. was Jacksonville with a 29% increase.

## LAST 5 YEARS - SOUTH FLORIDA VS TOP 10 MSA'S:

### #1 PERSONAL INCOME GROWTH

- 32% increase in personal income.
- 7.6% compounded annual growth rate over the last 5 years compared to the 20-year average of 4.9%

### #2 TOTAL EMPLOYMENT GROWTH

- 13% employment growth is second only to the Dallas/Fort Worth MSA with 15% growth.



## WHY ARE PEOPLE MOVING TO SOUTH FLORIDA?

NO STATE INCOME TAX



EXPANDING JOB OPPORTUNITIES



PRO BUSINESS STATE



ACCESS TO EDUCATED LABOR POOL



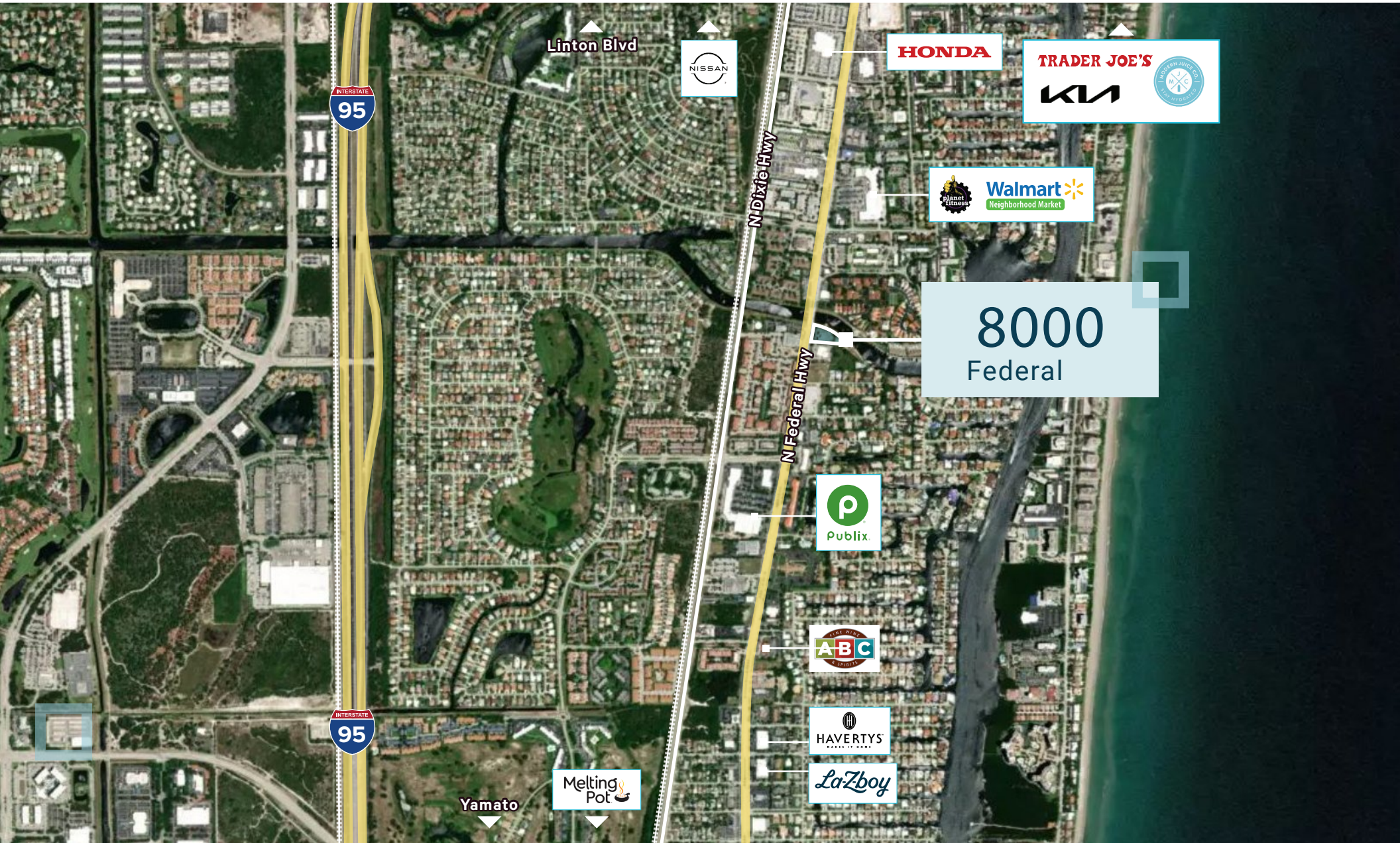
PROXIMITY TO EXECUTIVE HOUSING



BEACHES, SUNSHINE & COUNTRY CLUBS



M A P

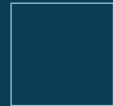




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F I N A N C I A L O V E R V I E W



05



# IN - PLACE VS . MARK - TO - MARKET NOI SUMMARY

For the Years Ending	In Place	Year 4
	Jun-2025	Jun-2029
<b>Rental Revenue</b>		
Potential Base Rent		1,329,445
Absorption & Turnover Vacancy		-177,379
Scheduled Base Rent	857,415	0
Total Rental Revenue	857,415	1,152,065
<b>Total Tenant Revenue</b>	<b>857,415</b>	<b>1,152,065</b>
<b>Other Revenue</b>		
Virtual Office Income	4,567	7,054
Other Income	3,751	8,691
Total Other Revenue	8,318	15,745
<b>Potential Gross Revenue</b>	<b>865,733</b>	<b>1,283,224</b>
<b>Vacancy &amp; Credit Loss</b>		
Vacancy Allowance	0	-45,053
Total Vacancy & Credit Loss	0	-45,053
<b>Effective Gross Revenue</b>	<b>865,733</b>	<b>1,238,171</b>
<b>Operating Expenses</b>		
Repairs & Maintenance	41,042	45,520
Janitorial	33,999	37,709
Landscaping	14,310	15,872
Utilities	49,418	54,810
Management Fee	23,851	37,145
Insurance	24,034	26,657
Real Estate Taxes	94,000	150,783
<b>Total Operating Expenses</b>	<b>280,654</b>	<b>368,496</b>
<b>Net Operating Income</b>	<b>585,079</b>	<b>869,675</b>
<b>Leasing Costs</b>		
Tenant Improvements		8,512
Leasing Commissions		10,418
<b>Total Leasing Costs</b>		<b>18,930</b>
<b>Capital Expenditures</b>		
Capital Reserves		5,576
<b>Total Capital Expenditures</b>		<b>5,576</b>
<b>Total Leasing &amp; Capital Costs</b>		<b>24,505</b>
<b>Cash Flow Before Debt Service</b>		<b>845,170</b>

# CASH FLOW

For the Years Ending	In Place	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Total
	Jun-2025	Jun-2026	Jun-2027	Jun-2028	Jun-2029	Jun-2030	Jun-2031	Jun-2032	Jun-2033	Jun-2034	Jun-2035	Jun-2036	
<b>Rental Revenue</b>													
Potential Base Rent		862,935	1,084,230	1,233,527	1,287,593	1,329,445	1,367,681	1,407,707	1,450,425	1,489,245	1,533,060	1,580,048	14,625,897
Absorption & Turnover Vacancy		-31,868	-153,583	-19,409	-20,114	-177,379	-26,460	-11,933	-193,218	-30,367	-12,242	-151,400	-827,974
Free Rent		-1,360	0	0	0	0	0	0	0	0	0	0	-1,360
Scheduled Base Rent	857,415	829,707	930,647	1,214,118	1,267,479	1,152,065	1,341,221	1,395,774	1,257,207	1,458,879	1,520,818	1,428,648	13,796,563
<b>Total Rental Revenue</b>	<b>857,415</b>	<b>829,707</b>	<b>930,647</b>	<b>1,214,118</b>	<b>1,267,479</b>	<b>1,152,065</b>	<b>1,341,221</b>	<b>1,395,774</b>	<b>1,257,207</b>	<b>1,458,879</b>	<b>1,520,818</b>	<b>1,428,648</b>	<b>13,796,563</b>
<b>Total Tenant Revenue</b>													
<b>857,415</b>	<b>829,707</b>	<b>930,647</b>	<b>1,214,118</b>	<b>1,267,479</b>	<b>1,152,065</b>	<b>1,341,221</b>	<b>1,395,774</b>	<b>1,257,207</b>	<b>1,458,879</b>	<b>1,520,818</b>	<b>1,428,648</b>	<b>13,796,563</b>	
<b>Other Revenue</b>													
Virtual Office Income	4,567	6,455	6,649	6,849	7,054	7,266	7,484	7,708	7,939	8,178	8,423	8,676	82,679
Other Income	3,751	7,954	8,192	8,438	8,691	8,952	9,220	9,497	9,782	10,075	10,378	10,689	101,867
<b>Total Other Revenue</b>	<b>8,318</b>	<b>14,409</b>	<b>14,841</b>	<b>15,286</b>	<b>15,745</b>	<b>16,217</b>	<b>16,704</b>	<b>17,205</b>	<b>17,721</b>	<b>18,253</b>	<b>18,800</b>	<b>19,364</b>	<b>184,547</b>
<b>Potential Gross Revenue</b>	<b>865,733</b>	<b>844,116</b>	<b>945,488</b>	<b>1,229,404</b>	<b>1,283,224</b>	<b>1,168,283</b>	<b>1,357,925</b>	<b>1,412,979</b>	<b>1,274,928</b>	<b>1,477,132</b>	<b>1,539,619</b>	<b>1,448,013</b>	<b>13,981,110</b>
<b>Vacancy &amp; Credit Loss</b>													
Vacancy Allowance	0	-11,931	0	-43,032	-45,053	0	-42,759	-59,312	0	-45,008	-65,351	0	-312,446
<b>Total Vacancy &amp; Credit Loss</b>	<b>0</b>	<b>-11,931</b>	<b>0</b>	<b>-43,032</b>	<b>-45,053</b>	<b>0</b>	<b>-42,759</b>	<b>-59,312</b>	<b>0</b>	<b>-45,008</b>	<b>-65,351</b>	<b>0</b>	<b>-312,446</b>
<b>Effective Gross Revenue</b>	<b>865,733</b>	<b>832,185</b>	<b>945,488</b>	<b>1,186,373</b>	<b>1,238,171</b>	<b>1,168,283</b>	<b>1,315,166</b>	<b>1,353,667</b>	<b>1,274,928</b>	<b>1,432,123</b>	<b>1,474,268</b>	<b>1,448,013</b>	<b>13,668,664</b>
<b>Operating Expenses</b>													
Repairs & Maintenance	41,042	41,657	42,907	44,194	45,520	46,886	48,292	49,741	51,233	52,770	54,353	55,984	533,539
Janitorial	33,999	34,509	35,544	36,610	37,709	38,840	40,005	41,205	42,441	43,715	45,026	46,377	441,982
Landscaping	14,310	14,525	14,961	15,409	15,872	16,348	16,838	17,343	17,864	18,400	18,952	19,520	186,031
Utilities	49,418	50,159	51,664	53,213	54,810	56,454	58,148	59,892	61,689	63,540	65,446	67,409	642,424
Management Fee	23,851	24,966	28,365	35,591	37,145	35,048	39,455	40,610	38,248	42,964	44,228	43,440	410,060
Insurance	24,034	24,395	25,127	25,880	26,657	27,456	28,280	29,129	30,002	30,903	31,830	32,784	312,443
Real Estate Taxes	94,000	137,988	142,128	146,392	150,783	155,307	159,966	164,765	169,708	174,799	180,043	185,445	1,767,325
<b>Total Operating Expenses</b>	<b>280,654</b>	<b>328,198</b>	<b>340,694</b>	<b>357,291</b>	<b>368,496</b>	<b>376,340</b>	<b>390,985</b>	<b>402,686</b>	<b>411,186</b>	<b>427,090</b>	<b>439,878</b>	<b>450,960</b>	<b>4,293,803</b>
<b>Net Operating Income</b>	<b>585,079</b>	<b>503,986</b>	<b>604,794</b>	<b>829,082</b>	<b>869,675</b>	<b>791,943</b>	<b>924,181</b>	<b>950,981</b>	<b>863,742</b>	<b>1,005,033</b>	<b>1,034,390</b>	<b>997,053</b>	<b>9,374,861</b>
<b>Leasing Costs</b>													
Tenant Improvements		13,912	131,056	19,814	8,512	150,282	21,651	1,307	137,348	41,941	18,341	83,294	627,457
Leasing Commissions		16,681	134,137	20,208	10,418	155,035	22,082	1,599	144,301	42,452	18,685	89,857	655,457
<b>Total Leasing Costs</b>		<b>30,593</b>	<b>265,193</b>	<b>40,022</b>	<b>18,930</b>	<b>305,316</b>	<b>43,733</b>	<b>2,906</b>	<b>281,649</b>	<b>84,394</b>	<b>37,026</b>	<b>173,151</b>	<b>1,282,914</b>
<b>Capital Expenditures</b>													
Capital Reserves	5,102	5,255	5,413	5,576	5,743	5,915	6,093	6,275	6,464	6,657	6,857	65,351	65,351
<b>Total Capital Expenditures</b>	<b>5,102</b>	<b>5,255</b>	<b>5,413</b>	<b>5,576</b>	<b>5,743</b>	<b>5,915</b>	<b>6,093</b>	<b>6,275</b>	<b>6,464</b>	<b>6,657</b>	<b>6,857</b>	<b>65,351</b>	<b>65,351</b>
<b>Total Leasing &amp; Capital Costs</b>	<b>35,696</b>	<b>270,448</b>	<b>45,435</b>	<b>24,505</b>	<b>311,059</b>	<b>49,648</b>	<b>8,999</b>	<b>287,924</b>	<b>90,858</b>	<b>43,684</b>	<b>180,008</b>	<b>1,348,265</b>	<b>1,364,646</b>
<b>Cash Flow Before Debt Service</b>	<b>468,291</b>	<b>334,346</b>	<b>783,647</b>	<b>845,170</b>	<b>480,884</b>	<b>874,532</b>	<b>941,982</b>	<b>575,818</b>	<b>914,176</b>	<b>990,706</b>	<b>817,045</b>	<b>8,026,596</b>	<b>8,083,681</b>
<b>Cash Flow Available For Distribution</b>	<b>468,291</b>	<b>334,346</b>	<b>783,647</b>	<b>845,170</b>	<b>480,884</b>	<b>874,532</b>	<b>941,982</b>	<b>575,818</b>	<b>914,176</b>	<b>990,706</b>	<b>817,045</b>	<b>8,026,596</b>	<b>8,083,681</b>

# RENT ROLL

Tenant Name	Suite	Lease Type	Lease Status	Tenant Status	Credit Tenants	Unit Type	Area	Lease Start Date	Lease End Date	Potential Base Rent	Absorption & Turnover Rent	Free Rent	Scheduled Base Rent	Miscellaneous Rent	CPI Increases	% Rent	Expense Recoveries	Potential Gross Revenue	Tenant Improvements	Leasing Commissions	Tenant Incentives	Net Cash Flow
The Matt and Nick Team	100	Office	Contract				813	7/9/2025	7/31/2026	23,484	0	0	23,484	0	0	0	0	23,484	0	0	0	23,484
101 C.O.R.T.E. Inc	101	Office	Contract				174	5/1/2023	4/30/2026	8,803	1,643	0	7,160	0	0	0	0	7,160	0	0	0	7,160
STS of NYC INC	102	Office	Contract				304	1/1/2022	12/31/2025	15,002	2,870	0	12,132	0	0	0	0	12,132	1,957	2,395	0	7,780
James Greene & Associates	104	Office	Contract				248	6/15/2023	6/30/2027	11,232	0	0	11,232	0	0	0	0	11,232	0	0	0	11,232
VACANT (105)	105	Office	Speculative				170	11/1/2025	10/31/2028	9,350	3,117	0	6,233	0	0	0	0	6,233	1,700	1,734	0	2,799
Amanda Eilola LLC	106	Office	Contract				223	4/10/2023	4/30/2026	11,045	2,105	0	8,940	0	0	0	0	8,940	0	0	0	8,940
107 Rich Wealth Group LLC	107	Office	Contract				166	8/29/2024	8/31/2026	6,600	0	0	6,600	0	0	0	0	6,600	0	0	0	6,600
108 Windsor Insuranse Group LLC	108	Office	Contract				604	4/25/2024	4/30/2027	22,464	0	0	22,464	0	0	0	0	22,464	0	0	0	22,464
Debra Howard	109	Office	Contract				162	3/1/2023	2/28/2026	8,342	1,530	0	6,813	0	0	0	0	6,813	1,043	1,276	0	4,493
110 GREGORY Q. MARSELLA	110	Office	Contract				1,250	5/1/2024	5/31/2026	44,428	4,828	0	39,600	0	0	0	0	39,600	0	0	0	39,600
115 Jetlink Solution Inc	115	Office	Contract				375	7/1/2025	6/30/2026	13,200	0	0	13,200	0	0	0	0	13,200	0	0	0	13,200
116 Rhombeus LLC	116	Office	Contract				247	9/1/2025	8/31/2026	9,564	2,264	0	7,300	0	0	0	0	7,300	0	0	0	7,300
Integrative Therapy, Inc.	117	Office	Contract				310	3/1/2022	2/28/2026	15,746	2,927	0	12,819	0	0	0	0	12,819	1,996	2,443	0	8,381
118 Clean Window Crew LLC	118	Office	Contract				433	12/24/2024	12/31/2025	19,765	4,088	0	15,676	0	0	0	0	15,676	2,787	3,412	0	9,477
Occupied	119	Office	Contract				1,281	10/15/2025	10/15/2026	30,774	0	0	30,774	0	0	0	0	30,774	0	0	0	30,774
SWEET SETTLEMENTS LLC	120	Office	Contract				71	10/1/2024	9/30/2026	4,050	0	0	4,050	0	0	0	0	4,050	0	0	0	4,050
HORIZON HOMES, Inc	200	Office	Contract				1,996	1/1/2010	12/31/2026	52,122	0	0	52,122	0	0	0	0	52,122	0	0	0	52,122
Harbormoor Technologies Inc	206	Office	Contract				499	9/1/2025	10/31/2026	13,600	0	1,360	12,240	0	0	0	0	12,240	0	0	0	12,240
207 LG Behavior Analysis LLC	207	Office	Contract				160	2/26/2024	2/28/2026	8,346	1,511	0	6,835	0	0	0	0	6,835	1,030	1,261	0	4,545
208 EVEREST HOME CARE LLC	208	Office	Contract				225	3/20/2024	3/31/2026	11,611	2,124	0	9,486	0	0	0	0	9,486	1,448	1,773	0	6,265
209 ATL GROUP LLC	209	Office	Contract				303	10/10/2024	1/31/2026	13,872	2,861	0	11,011	0	0	0	0	11,011	1,951	2,387	0	6,673
WAVES SURFING ACADEMY, LLC	210	Office	Contract				248	10/1/2021	9/30/2026	11,070	0	0	11,070	0	0	0	0	11,070	0	0	0	11,070
BREAKAWAY CUSTOM CYCLES, Inc	211	Office	Contract				2,074	2/1/2019	1/31/2028	69,555	0	0	69,555	0	0	0	0	69,555	0	0	0	69,555
216 MATRISYS BIOSIENGE, Inc	216	Office	Contract				880	10/1/2021	9/30/2026	27,289	0	0	27,289	0	0	0	0	27,289	0	0	0	27,289
JH Norman Construction Company, Inc	220	Office	Contract				2,442	2/1/2014	1/31/2027	81,600	0	0	81,600	0	0	0	0	81,600	0	0	0	81,600
300 FOUR THE PEOPLE, Corp	300	Office	Contract				5,497	10/1/2020	11/30/2026	175,055	0	0	175,055	0	0	0	0	175,055	0	0	0	175,055
310 MAP Insurance Agency LLC	310	Office	Contract				2,058	10/1/2023	9/30/2026	75,928	0	0	75,928	0	0	0	0	75,928	0	0	0	75,928
T HENRI G DESIGNS, LLC	320	Office	Contract				1,772	12/1/2021	11/30/2026	62,016	0	0	62,016	0	0	0	0	62,016	0	0	0	62,016
Carola Managment LLC	108A	Office	Contract				150	7/1/2025	6/30/2040	7,020	0	0	7,020	0	0	0	0	7,020	0	0	0	7,020
<b>Total</b>							<b>25,135</b>			<b>862,935</b>	<b>31,868</b>	<b>1,360</b>	<b>829,707</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>829,707</b>	<b>13,912</b>	<b>16,681</b>	<b>0</b>	<b>799,113</b>

# EXISTING LEASE EXPIRATIONS

Tenants	Suite	Lease Period	Lease Status	Expiration Date	Remaining Term	Expiring Area	Building Share %	Base Rent	Base Rent/SF	Market Rent/SF	Rent vs. Market Rent	Effective Rent/SF	Effective Market/SF	Effective Rent vs. Effective Market Rent
<b>FY 2026 Expirations</b>														
2. 101 C.O.R.T.E. Inc	101	Base	Contract	4/30/2026	11 Months	174.00	0.69%	8,592.00	49.38	56.65	87.17%	49.38	56.65	87.17%
3. STS of NYC INC	102	Base	Contract	12/31/2025	7 Months	304.00	1.21%	12,782.76	42.05	55.00	76.45%	42.05	56.65	74.23%
6. Amanda Eilola LLC	106	Base	Contract	4/30/2026	11 Months	223.00	0.89%	10,728.00	48.11	56.65	84.92%	48.11	56.65	84.92%
9. Debra Howard	109	Base	Contract	2/28/2026	9 Months	162.00	0.64%	7,924.80	48.92	56.65	86.35%	48.92	56.65	86.35%
10. 110 GREGORY Q. MARSELLA	110	Base	Contract	5/31/2026	1 Year	1,250.00	4.97%	43,200.00	34.56	46.35	74.56%	34.56	46.35	74.56%
11. 115 Jetlink Solution Inc	115	Base	Contract	6/30/2026	1 Year	375.00	1.49%	13,200.00	35.20	56.65	62.14%	35.20	56.65	62.14%
13. Integrative Therapy, Inc.	117	Base	Contract	2/28/2026	9 Months	310.00	1.23%	14,838.72	47.87	56.65	84.50%	47.87	56.65	84.50%
14. 118 Clean Window Crew LLC	118	Base	Contract	12/31/2025	7 Months	433.00	1.72%	15,000.00	34.64	55.00	62.99%	34.64	56.65	61.15%
19. 207 LG Behavior Analysis LLC	207	Base	Contract	2/28/2026	9 Months	160.00	0.64%	7,987.20	49.92	56.65	88.12%	49.92	56.65	88.12%
20. 208 EVEREST HOME CARE LLC	208	Base	Contract	3/31/2026	10 Months	225.00	0.90%	11,232.00	49.92	56.65	88.12%	49.92	56.65	88.12%
21. 209 ATL GROUP LLC	209	Base	Contract	1/31/2026	8 Months	303.00	1.21%	11,520.00	38.02	56.65	67.11%	38.02	56.65	67.11%
<b>Total FY 2026 Expirations</b>						<b>3,919.00</b>	<b>15.59%</b>	<b>157,005.48</b>	<b>40.06</b>	<b>53.05</b>	<b>75.51%</b>	<b>40.06</b>	<b>53.36</b>	<b>75.07%</b>
<b>FY 2027 Expirations</b>														
1. The Matt and Nick Team	100	Base	Contract	7/31/2026	1 Year 23 Days	813.00	3.23%	24,000.00	29.52	46.35	63.69%	29.52	46.35	63.69%
4. James Greene & Associates	104	Base	Contract	6/30/2027	2 Years 1 Month	248.00	0.99%	11,232.00	45.29	58.35	77.62%	45.29	58.35	77.62%
7. 107 Rich Wealth Group LLC	107	Base	Contract	8/31/2026	1 Year 3 Months	166.00	0.66%	6,600.00	39.76	56.65	70.18%	39.76	56.65	70.18%
8. 108 Windsor Insurance Group LLC	108	Base	Contract	4/30/2027	1 Year 11 Months	604.00	2.40%	22,464.00	37.19	47.74	77.90%	37.19	47.74	77.90%
12. 116 Rhombeus LLC	116	Base	Contract	8/31/2026	1 Year	247.00	0.98%	8,760.00	35.47	56.65	62.60%	35.47	56.65	62.60%
15. Occupied	119	Base	Contract	10/15/2026	1 Year 1 Day	1,281.00	5.10%	43,200.00	33.72	46.35	72.76%	33.72	46.35	72.76%
16. SWEET SETTLEMENTS LLC	120	Base	Contract	9/30/2026	1 Year 4 Months	71.00	0.28%	4,080.00	57.46	56.65	101.44%	57.46	56.65	101.44%
17. HORIZON HOMES, Inc	200	Base	Contract	12/31/2026	1 Year 7 Months	1,996.00	7.94%	52,122.48	26.11	46.35	56.34%	26.11	47.74	54.70%
18. Harbormoor Technologies Inc	206	Base	Contract	10/31/2026	1 Year 2 Months	499.00	1.99%	16,320.00	32.71	56.65	57.73%	32.71	58.35	56.05%
22. WAVES SURFING ACADEMY, LLC	210	Base	Contract	9/30/2026	1 Year 4 Months	248.00	0.99%	11,160.00	45.00	56.65	79.44%	45.00	56.65	79.44%
24. 216 MATRISYS BIOSIENGE, Inc	216	Base	Contract	9/30/2026	1 Year 4 Months	880.00	3.50%	27,000.00	30.68	46.35	66.20%	30.68	46.35	66.20%
25. JH Norman Construction Company, Inc	220	Base	Contract	1/31/2027	1 Year 8 Months	2,442.00	9.72%	81,600.00	33.42	47.74	69.99%	33.42	47.74	69.99%
26. 300 FOUR THE PEOPLE, Corp	300	Base	Contract	11/30/2026	1 Year 6 Months	5,497.00	21.87%	175,054.92	31.85	46.35	68.71%	31.85	47.74	66.71%
27. 310 MAP Insurance Agency LLC	310	Base	Contract	9/30/2026	1 Year 4 Months	2,058.00	8.19%	75,928.32	36.89	46.35	79.60%	36.89	46.35	79.60%
28. T HENRI G DESIGNS, LLC	320	Base	Contract	11/30/2026	1 Year 6 Months	1,772.00	7.05%	62,016.00	35.00	46.35	75.51%	35.00	47.74	73.31%
<b>Total FY 2027 Expirations</b>						<b>18,822.00</b>	<b>74.88%</b>	<b>621,537.72</b>	<b>33.02</b>	<b>47.41</b>	<b>69.66%</b>	<b>33.02</b>	<b>48.14</b>	<b>68.60%</b>
<b>FY 2028 Expirations</b>														
23. BREAKAWAY CUSTOM CYCLES, Inc	211	Base	Contract	1/31/2028	2 Years 8 Months	2,074.00	8.25%	69,555.12	33.54	49.17	68.20%	33.54	49.17	68.20%
<b>Total FY 2028 Expirations</b>						<b>2,074.00</b>	<b>8.25%</b>	<b>69,555.12</b>	<b>33.54</b>	<b>49.17</b>	<b>68.20%</b>	<b>33.54</b>	<b>49.17</b>	<b>68.20%</b>

# EXISTING LEASE EXPIRATIONS

Tenants	Suite	Lease Period	Lease Status	Expiration Date	Remaining Term	Expiring Area	Building Share %	Base Rent	Base Rent/SF	Market Rent/SF	Rent vs. Market Rent	Effective Rent/SF	Effective Market/SF	Effective Rent vs. Effective Market Rent
<b>FY 2029 Expirations</b>														
2. 101 C.O.R.T.E. Inc	101	Market	Speculative	6/30/2029		174.00	0.69%	9,857.10	56.65	61.90	91.51%	60.10	61.90	97.09%
3. STS of NYC INC	102	Market	Speculative	2/28/2029		304.00	1.21%	17,221.60	56.65	61.90	91.51%	60.09	61.90	97.08%
5. VACANT (105)	105	Base	Speculative	10/31/2028		170.00	0.68%	9,350.00	55.00	60.10	91.51%	58.35	61.90	94.26%
6. Amanda Eilola LLC	106	Market	Speculative	6/30/2029		223.00	0.89%	12,632.95	56.65	61.90	91.51%	60.10	61.90	97.09%
9. Debra Howard	109	Market	Speculative	4/30/2029		162.00	0.64%	9,177.30	56.65	61.90	91.51%	60.10	61.90	97.09%
13. Integrative Therapy, Inc.	117	Market	Speculative	4/30/2029		310.00	1.23%	17,561.50	56.65	61.90	91.51%	60.10	61.90	97.09%
14. 118 Clean Window Crew LLC	118	Market	Speculative	2/28/2029		433.00	1.72%	24,529.45	56.65	61.90	91.51%	60.09	61.90	97.08%
19. 207 LG Behavior Analysis LLC	207	Market	Speculative	4/30/2029		160.00	0.64%	9,064.00	56.65	61.90	91.51%	60.10	61.90	97.09%
20. 208 EVEREST HOME CARE LLC	208	Market	Speculative	5/31/2029		225.00	0.90%	12,746.25	56.65	61.90	91.51%	60.10	61.90	97.09%
21. 209 ATL GROUP LLC	209	Market	Speculative	3/31/2029		303.00	1.21%	17,164.95	56.65	61.90	91.51%	60.10	61.90	97.09%
<b>Total FY 2029 Expirations</b>						<b>2,464.00</b>	<b>9.80%</b>	<b>139,305.10</b>	<b>56.54</b>	<b>61.78</b>	<b>91.51%</b>	<b>59.98</b>	<b>61.90</b>	<b>96.89%</b>
<b>FY 2030 Expirations</b>														
1. The Matt and Nick Team	100	Market	Speculative	9/30/2029		813.00	3.23%	37,682.55	46.35	50.65	91.51%	49.17	50.65	97.09%
7. 107 Rich Wealth Group LLC	107	Market	Speculative	10/31/2029		166.00	0.66%	9,403.90	56.65	61.90	91.51%	60.10	63.76	94.26%
8. 108 Windsor Insurance Group LLC	108	Market	Speculative	6/30/2030		604.00	2.40%	28,835.26	47.74	52.17	91.51%	50.65	52.17	97.09%
10. 110 GREGORY Q. MARSELLA	110	Market	Speculative	7/31/2029		1,250.00	4.97%	57,937.50	46.35	50.65	91.51%	49.17	50.65	97.09%
11. 115 Jetlink Solution Inc	115	Market	Speculative	8/31/2029		375.00	1.49%	21,243.75	56.65	61.90	91.51%	60.10	61.90	97.09%
12. 116 Rhombeus LLC	116	Market	Speculative	10/31/2029		247.00	0.98%	13,992.55	56.65	61.90	91.51%	60.10	63.76	94.26%
15. Occupied	119	Market	Speculative	11/30/2029		1,281.00	5.10%	59,374.35	46.35	50.65	91.51%	49.17	52.17	94.26%
16. SWEET SETTLEMENTS LLC	120	Market	Speculative	11/30/2029		71.00	0.28%	4,022.15	56.65	61.90	91.51%	60.10	63.76	94.26%
17. HORIZON HOMES, Inc	200	Market	Speculative	2/28/2030		1,996.00	7.94%	95,290.04	47.74	52.17	91.51%	50.65	52.17	97.09%
18. Harbormoor Technologies Inc	206	Market	Speculative	12/31/2029		499.00	1.99%	29,116.40	58.35	61.90	94.26%	61.90	63.76	97.09%
22. WAVES SURFING ACADEMY, LLC	210	Market	Speculative	11/30/2029		248.00	0.99%	14,049.20	56.65	61.90	91.51%	60.10	63.76	94.26%
24. 216 MATRISYS BIOSIENGE, Inc	216	Market	Speculative	11/30/2029		880.00	3.50%	40,788.00	46.35	50.65	91.51%	49.17	52.17	94.26%
25. JH Norman Construction Company, Inc	220	Market	Speculative	3/31/2030		2,442.00	9.72%	116,582.30	47.74	52.17	91.51%	50.65	52.17	97.09%
26. 300 FOUR THE PEOPLE, Corp	300	Market	Speculative	1/31/2030		5,497.00	21.87%	262,429.53	47.74	52.17	91.51%	50.65	52.17	97.09%
27. 310 MAP Insurance Agency LLC	310	Market	Speculative	11/30/2029		2,058.00	8.19%	95,388.30	46.35	50.65	91.51%	49.17	52.17	94.26%
28. T HENRI G DESIGNS, LLC	320	Market	Speculative	1/31/2030		1,772.00	7.05%	84,596.17	47.74	52.17	91.51%	50.65	52.17	97.09%
<b>Total FY 2030 Expirations</b>						<b>20,199.00</b>	<b>80.36%</b>	<b>970,731.95</b>	<b>48.06</b>	<b>52.47</b>	<b>91.59%</b>	<b>50.99</b>	<b>52.90</b>	<b>96.38%</b>
<b>FY 2031 Expirations</b>														
4. James Greene & Associates	104	Market	Speculative	8/31/2030		248.00	0.99%	14,470.68	58.35	63.76	91.51%	61.90	63.76	97.09%
23. BREAKAWAY CUSTOM CYCLES, Inc	211	Market	Speculative	3/31/2031		2,074.00	8.25%	101,984.21	49.17	53.73	91.51%	52.17	53.73	97.09%
<b>Total FY 2031 Expirations</b>						<b>2,322.00</b>	<b>9.24%</b>	<b>116,454.89</b>	<b>50.15</b>	<b>54.80</b>	<b>91.51%</b>	<b>53.21</b>	<b>54.80</b>	<b>97.09%</b>

# EXISTING LEASE EXPIRATIONS

Tenants	Suite	Lease Period	Lease Status	Expiration Date	Remaining Term	Expiring Area	Building Share %	Base Rent	Base Rent/SF	Market Rent/SF	Rent vs. Market Rent	Effective Rent/SF	Effective Market/SF	Effective Rent vs. Effective Market Rent
<b>FY 2032 Expirations</b>														
3. STS of NYC INC	102	Market	Speculative	4/30/2032		304.00	1.21%	18,818.51	61.90	67.64	91.51%	65.67	67.64	97.09%
5. VACANT (105)	105	Market	Speculative	12/31/2031		170.00	0.68%	10,523.51	61.90	65.67	94.26%	65.67	67.64	97.09%
9. Debra Howard	109	Market	Speculative	6/30/2032		162.00	0.64%	10,028.28	61.90	67.64	91.51%	65.67	67.64	97.09%
13. Integrative Therapy, Inc.	117	Market	Speculative	6/30/2032		310.00	1.23%	19,189.93	61.90	67.64	91.51%	65.67	67.64	97.09%
14. 118 Clean Window Crew LLC	118	Market	Speculative	4/30/2032		433.00	1.72%	26,803.99	61.90	67.64	91.51%	65.67	67.64	97.09%
19. 207 LG Behavior Analysis LLC	207	Market	Speculative	6/30/2032		160.00	0.64%	9,904.48	61.90	67.64	91.51%	65.67	67.64	97.09%
21. 209 ATL GROUP LLC	209	Market	Speculative	5/31/2032		303.00	1.21%	18,756.60	61.90	67.64	91.51%	65.67	67.64	97.09%
<b>Total FY 2032 Expirations</b>						<b>1,842.00</b>	<b>7.33%</b>	<b>114,025.30</b>	<b>61.90</b>	<b>67.46</b>	<b>91.76%</b>	<b>65.67</b>	<b>67.64</b>	<b>97.09%</b>
<b>FY 2033 Expirations</b>														
1. The Matt and Nick Team	100	Market	Speculative	11/30/2032		813.00	3.23%	41,176.74	50.65	55.34	91.51%	53.73	57.00	94.26%
2. 101 C.O.R.T.E. Inc	101	Market	Speculative	8/31/2032		174.00	0.69%	10,771.12	61.90	67.64	91.51%	65.67	67.64	97.09%
6. Amanda Eilola LLC	106	Market	Speculative	8/31/2032		223.00	0.89%	13,804.37	61.90	67.64	91.51%	65.67	67.64	97.09%
7. 107 Rich Wealth Group LLC	107	Market	Speculative	12/31/2032		166.00	0.66%	10,584.17	63.76	67.64	94.26%	67.64	69.67	97.09%
10. 110 GREGORY Q. MARSELLA	110	Market	Speculative	9/30/2032		1,250.00	4.97%	63,309.87	50.65	55.34	91.51%	53.73	55.34	97.09%
11. 115 Jetlink Solution Inc	115	Market	Speculative	10/31/2032		375.00	1.49%	23,213.62	61.90	67.64	91.51%	65.67	69.67	94.26%
12. 116 Rhombeus LLC	116	Market	Speculative	12/31/2032		247.00	0.98%	15,748.74	63.76	67.64	94.26%	67.64	69.67	97.09%
15. Occupied	119	Market	Speculative	1/31/2033		1,281.00	5.10%	66,826.35	52.17	57.00	91.51%	55.34	57.00	97.09%
16. SWEET SETTLEMENTS LLC	120	Market	Speculative	1/31/2033		71.00	0.28%	4,526.97	63.76	69.67	91.51%	67.64	69.67	97.09%
17. HORIZON HOMES, Inc	200	Market	Speculative	4/30/2033		1,996.00	7.94%	104,126.00	52.17	57.00	91.51%	55.34	57.00	97.09%
18. Harbormoor Technologies Inc	206	Market	Speculative	2/28/2033		499.00	1.99%	31,816.28	63.76	69.67	91.51%	67.64	69.67	97.08%
20. 208 EVEREST HOME CARE LLC	208	Market	Speculative	7/31/2032		225.00	0.90%	13,928.17	61.90	67.64	91.51%	65.67	67.64	97.09%
22. WAVES SURFING ACADEMY, LLC	210	Market	Speculative	1/31/2033		248.00	0.99%	15,812.50	63.76	69.67	91.51%	67.64	69.67	97.09%
24. 216 MATRISYS BIOSIENCE, Inc	216	Market	Speculative	1/31/2033		880.00	3.50%	45,907.25	52.17	57.00	91.51%	55.34	57.00	97.09%
25. JH Norman Construction Company, Inc	220	Market	Speculative	5/31/2033		2,442.00	9.72%	127,392.63	52.17	57.00	91.51%	55.34	57.00	97.09%
26. 300 FOUR THE PEOPLE, Corp	300	Market	Speculative	3/31/2033		5,497.00	21.87%	286,763.83	52.17	57.00	91.51%	55.34	57.00	97.09%
27. 310 MAP Insurance Agency LLC	310	Market	Speculative	1/31/2033		2,058.00	8.19%	107,360.37	52.17	57.00	91.51%	55.34	57.00	97.09%
28. T HENRI G DESIGNS, LLC	320	Market	Speculative	3/31/2033		1,772.00	7.05%	92,440.51	52.17	57.00	91.51%	55.34	57.00	97.09%
<b>Total FY 2033 Expirations</b>						<b>20,217.00</b>	<b>80.43%</b>	<b>1,075,509.49</b>	<b>53.20</b>	<b>58.09</b>	<b>91.58%</b>	<b>56.44</b>	<b>58.24</b>	<b>96.91%</b>
<b>FY 2034 Expirations</b>														
4. James Greene & Associates	104	Market	Speculative	10/31/2033		248.00	0.99%	15,812.50	63.76	69.67	91.51%	67.64	71.76	94.26%
8. 108 Windsor Insurance Group LLC	108	Market	Speculative	8/31/2033		604.00	2.40%	31,509.07	52.17	57.00	91.51%	55.34	57.00	97.09%
23. BREAKAWAY CUSTOM CYCLES, Inc	211	Market	Speculative	5/31/2034		2,074.00	8.25%	111,440.90	53.73	58.71	91.51%	57.00	58.71	97.09%
<b>Total FY 2034 Expirations</b>						<b>2,926.00</b>	<b>11.64%</b>	<b>158,762.47</b>	<b>54.26</b>	<b>59.29</b>	<b>91.51%</b>	<b>57.56</b>	<b>59.47</b>	<b>96.80%</b>

# EXISTING LEASE EXPIRATIONS

Tenants	Suite	Lease Period	Lease Status	Expiration Date	Remaining Term	Expiring Area	Building Share %	Base Rent	Base Rent/SF	Market Rent/SF	Rent vs. Market Rent	Effective Rent/SF	Effective Market/SF	Effective Rent vs. Effective Market Rent
<b>FY 2035 Expirations</b>														
3. STS of NYC INC	102	Market	Speculative	6/30/2035		304.00	1.21%	20,563.49	67.64	73.92	91.51%	71.76	73.92	97.09%
5. VACANT (105)	105	Market	Speculative	2/28/2035		170.00	0.68%	11,499.32	67.64	73.92	91.51%	71.76	73.92	97.09%
14. 118 Clean Window Crew LLC	118	Market	Speculative	6/30/2035		433.00	1.72%	29,289.45	67.64	73.92	91.51%	71.76	73.92	97.09%
<b>Total FY 2035 Expirations</b>						<b>907.00</b>	<b>3.61%</b>	<b>61,352.26</b>	<b>67.64</b>	<b>73.92</b>	<b>91.51%</b>	<b>71.76</b>	<b>73.92</b>	<b>97.09%</b>
<b>FY 2036 Expirations</b>														
1. The Matt and Nick Team	100	Market	Speculative	1/31/2036		813.00	3.23%	46,344.78	57.00	62.29	91.51%	60.48	62.29	97.09%
2. 101 C.O.R.T.E. Inc	101	Market	Speculative	10/31/2035		174.00	0.69%	11,769.89	67.64	73.92	91.51%	71.76	76.13	94.26%
6. Amanda Eilola LLC	106	Market	Speculative	10/31/2035		223.00	0.89%	15,084.40	67.64	73.92	91.51%	71.76	76.13	94.26%
7. 107 Rich Wealth Group LLC	107	Market	Speculative	2/29/2036		166.00	0.66%	11,565.61	69.67	76.13	91.51%	73.92	76.13	97.09%
9. Debra Howard	109	Market	Speculative	8/31/2035		162.00	0.64%	10,958.18	67.64	73.92	91.51%	71.76	73.92	97.09%
10. 110 GREGORY Q. MARSELLA	110	Market	Speculative	11/30/2035		1,250.00	4.97%	69,180.40	55.34	60.48	91.51%	58.71	62.29	94.26%
11. 115 Jetlink Solution Inc	115	Market	Speculative	12/31/2035		375.00	1.49%	26,127.13	69.67	73.92	94.26%	73.92	76.13	97.09%
12. 116 Rhombeus LLC	116	Market	Speculative	2/29/2036		247.00	0.98%	17,209.07	69.67	76.13	91.51%	73.92	76.13	97.09%
13. Integrative Therapy, Inc.	117	Market	Speculative	8/31/2035		310.00	1.23%	20,969.35	67.64	73.92	91.51%	71.76	73.92	97.09%
15. Occupied	119	Market	Speculative	3/31/2036		1,281.00	5.10%	73,022.96	57.00	62.29	91.51%	60.48	62.29	97.09%
16. SWEET SETTLEMENTS LLC	120	Market	Speculative	3/31/2036		71.00	0.28%	4,946.74	69.67	76.13	91.51%	73.92	76.13	97.09%
17. HORIZON HOMES, Inc	200	Market	Speculative	6/30/2036		1,996.00	7.94%	113,781.29	57.00	62.29	91.51%	60.48	62.29	97.09%
18. Harbormoor Technologies Inc	206	Market	Speculative	4/30/2036		499.00	1.99%	34,766.50	69.67	76.13	91.51%	73.92	76.13	97.09%
19. 207 LG Behavior Analysis LLC	207	Market	Speculative	8/31/2035		160.00	0.64%	10,822.89	67.64	73.92	91.51%	71.76	73.92	97.09%
20. 208 EVEREST HOME CARE LLC	208	Market	Speculative	9/30/2035		225.00	0.90%	15,219.69	67.64	73.92	91.51%	71.76	73.92	97.09%
21. 209 ATL GROUP LLC	209	Market	Speculative	7/31/2035		303.00	1.21%	20,495.85	67.64	73.92	91.51%	71.76	73.92	97.09%
22. WAVES SURFING ACADEMY, LLC	210	Market	Speculative	3/31/2036		248.00	0.99%	17,278.74	69.67	76.13	91.51%	73.92	76.13	97.09%
24. 216 MATRISYS BIOSIENGE, Inc	216	Market	Speculative	3/31/2036		880.00	3.50%	50,164.10	57.00	62.29	91.51%	60.48	62.29	97.09%
26. 300 FOUR THE PEOPLE, Corp	300	Market	Speculative	5/31/2036		5,497.00	21.87%	313,354.58	57.00	62.29	91.51%	60.48	62.29	97.09%
27. 310 MAP Insurance Agency LLC	310	Market	Speculative	3/31/2036		2,058.00	8.19%	117,315.58	57.00	62.29	91.51%	60.48	62.29	97.09%
28. T HENRI G DESIGNS, LLC	320	Market	Speculative	5/31/2036		1,772.00	7.05%	101,012.25	57.00	62.29	91.51%	60.48	62.29	97.09%
<b>Total FY 2036 Expirations</b>						<b>18,710.00</b>	<b>74.44%</b>	<b>1,101,389.99</b>	<b>58.87</b>	<b>64.28</b>	<b>91.58%</b>	<b>62.45</b>	<b>64.49</b>	<b>96.83%</b>
<b>Final Totals</b>					<b>1 Year 6 Months 6 Days</b>	<b>94,402.00</b>	<b>375.58%</b>	<b>4,585,629.75</b>	<b>48.58</b>	<b>55.97</b>	<b>86.79%</b>	<b>50.99</b>	<b>56.30</b>	<b>90.56%</b>

\* Results displayed are based on Forecast data only

\* Weighted Average Leases Expiration is calculated as of report date, and weighted by area. Remaining term includes contract renewals

8000  
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8000  
Federal

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