

## **Lease Rate & Structure**

### **Total Asking Lease Rate**

\$10.40 per square foot per year, NNN.

### **Base Rent**

\$8.50/SF/YR

### **Estimated NNNs**

Approximately \$1.90 per square foot per year. NNNs are estimates and reconciled annually.

### **Lease Term**

Lease terms range from 3 to 5 years. Longer terms may be considered for qualified tenants.

### **Rent Escalations**

Annual rent increases of 3 percent.

### **Security Deposit**

Security deposit typically equal to 1–2 months of base rent. Final amount subject to tenant credit, financial strength, and lease terms.

### **Tenant Improvements**

Space delivered in upgraded vanilla shell condition. Tenant improvements negotiable for qualified tenants based on term and scope.

### **Utilities**

All utilities separately metered and paid directly by tenant.

### **Insurance**

Building insurance maintained by landlord and billed back as part of NNNs. Tenant responsible for liability and contents insurance.

### **Availability**

Available upon execution of lease or as otherwise agreed.