



PRICE LIST FOR AVAILABLE SPACE

SUITE NO.	AVAILABLE SQ. FT.	PRICE PER SQ. FT./YEAR	PRICE/MONTH	COMMENTS
12	8,700	\$5.50* Rent 0.22 Tax 0.26 Insurance <u>1.36</u> CAM \$7.34 Total	\$3,987.50 181.25 232.00 <u>986.00</u> \$5,321.50	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.
20 A & B	10,067	\$4.75* Rent 0.22 Tax 0.26 Insurance <u>1.36</u> CAM \$6.59 Total	\$3,984.85 \$184.56 \$218.12 <u>\$1,140.93</u> \$5,528.46	Suite 20 A & B consists of 10,067 square feet with 64' of frontage and 140' of depth, 4 restrooms, 2 of which are ADA compliant. 20 A & B can be leased separately for a total of either 5,371 or 4,696 square feet. Tenant improvement allowance is available amortized over the term of the lease.
31	817	\$10.00 Rent 0.22 Tax 0.26 Insurance <u>1.36</u> CAM \$11.84 Total	\$680.83 \$14.98 \$17.70 <u>\$92.59</u> \$806.11	Small shop space on a corner location, open area plus one restroom. A double side delivery door off the service corridor allows for grade level truck delivery.
36	11,620	\$5.75* Rent 0.25 Tax 0.32 Insurance <u>1.36</u> CAM \$7.68 Total	\$5,567.92 \$213.03 \$251.77 <u>\$1,316.93</u> \$7,349.65	Space consists of 14 offices, 4 classrooms, a break room, a training salon, 3 restrooms, and washer/dryer connections. The space opens into secured corridor and into the courtyard area. May be subdivided. Tenant improvement allowance is available amortized over the term of the lease.
44	17,154	\$3.75* Rent 0.25 Tax 0.32 Insurance <u>1.36</u> CAM \$5.68 Total	\$5,360.63 \$314.49 \$371.67 <u>\$1,944.12</u> \$7,990.91	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.

* Base rent to increase 3% annually.

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.