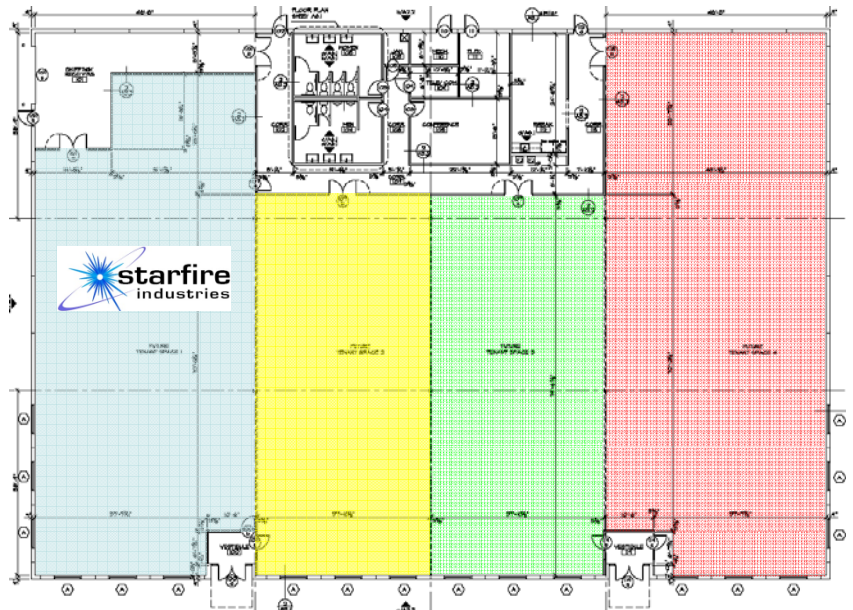
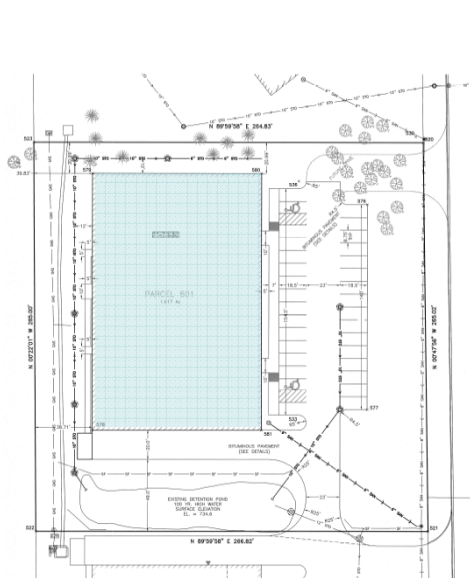


# 'GRADUATION BUILDING' TECHNOLOGY DEVELOPMENT & FABRICATION CENTER II

## Project Summary:

The new building is currently under construction and located in the center of the Research Park. The building provides cost efficient space to accommodate users that need non traditional office space. It is being constructed to accommodate lab users with need for exhausting, high ceilings for large equipment and ease of shipping /receiving for deliveries. The building construction will be completed for occupancy in January 2009. Suites are available from 3,000-10,000 SF.





# TECHNOLOGY DEVELOPMENT & FABRICATION CENTER II 2109 SOUTH OAK STREET



Lease Terms	Pricing Option I	Pricing Option II	Pricing Option III
Suite Area	3,906 SF <i>(3,098 SF Demised, 808 SF Common Area)</i>	3,906 SF <i>(3,098 SF Demised, 808 SF Common Area)</i>	3,906 SF <i>(3,098 SF Demised, 808 SF Common Area)</i>
<b>Base NNN Rent</b>	<b>\$9.50/SF</b>	<b>\$14.50/SF</b>	<b>\$15.75/SF</b>
First Year Base Rent	\$37,107.00	\$56,637.00	\$61,520.00
Pass Through Estimate/CAM	\$9,765.00 (\$2.50/SF)	\$9,765.00 (\$2.50/SF)	\$9,765.00 (\$2.50/SF)
Estimated Total Annual Cost	\$46,872.00	\$66,402.00	\$71,285.00
Tenant Improvement Allowance (per demised square foot paid by Fox/Atkins for construction)	<b>\$0/SF</b> Core/Shell Grey Box Space (access to finished common area, concrete walls and floor in suite)	<b>\$43.00/SF = \$133,214.00</b>	<b>\$54.50/SF = \$168,841.00</b>

- *Base NNN Rent increases by \$.25/SF Annually*
- *Lease rates do not include: utilities, telecom/data service, janitorial service in suite, or furniture*