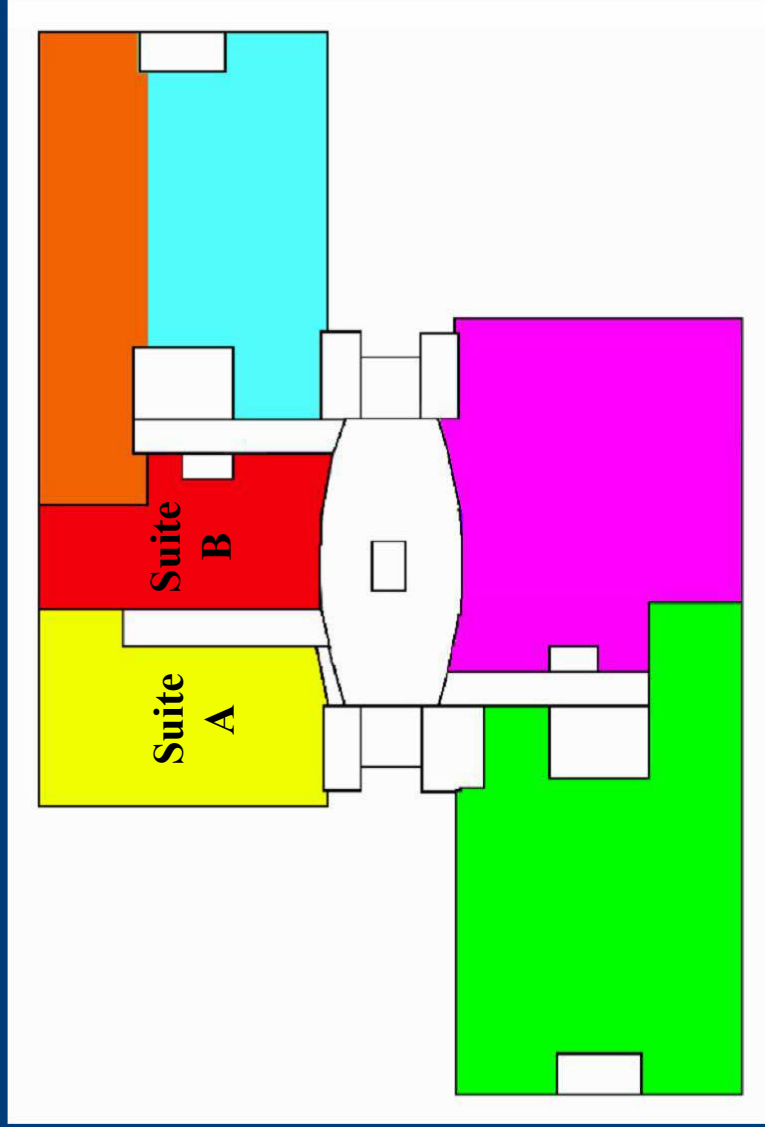



# STRATA BUILDING: 2001 SOUTH FIRST STREET



## First Floor Tenants

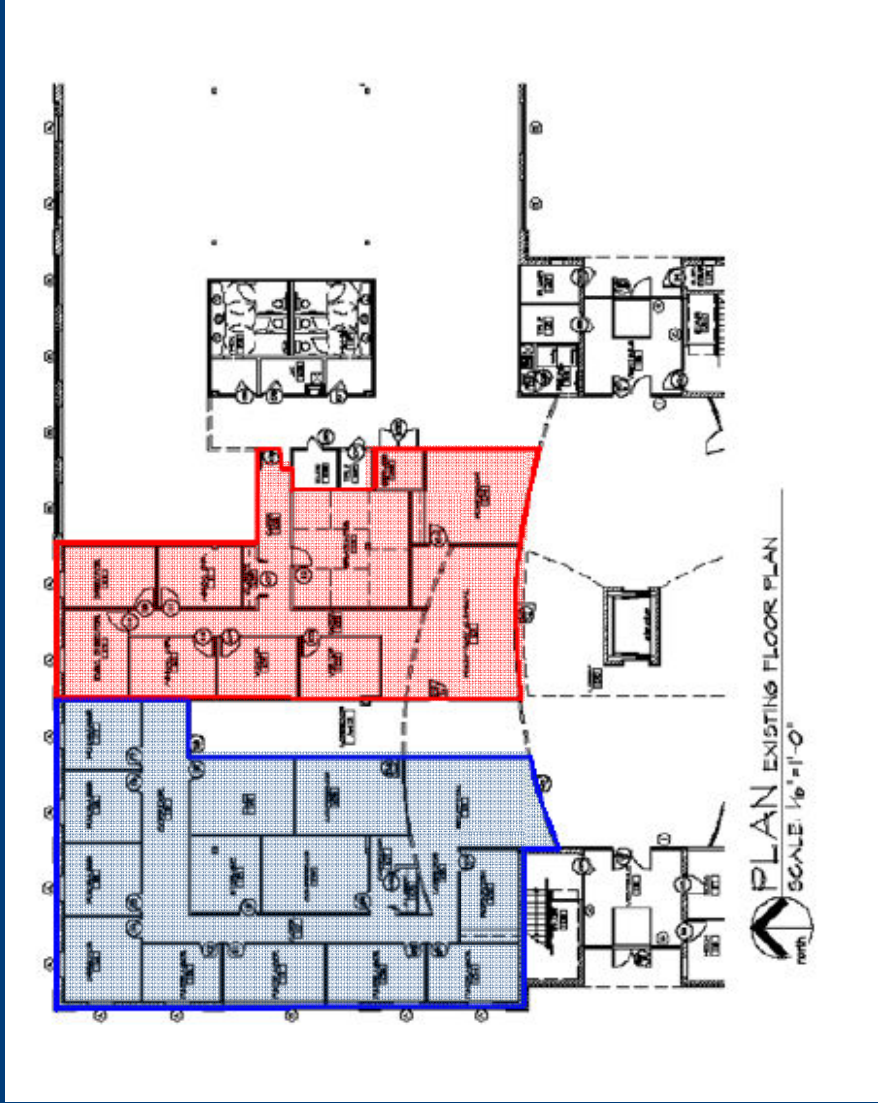
-  Decision Support
-  State Farm Research Center
-  State Farm Center for Consumer Feedback
-  Riverglass
-  Open Suite A
-  Open Suite B



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# STRATA BUILDING: 2001 SOUTH FIRST STREET



Open Suite A  
Demised Area: 3,407/SF

Open Suite B:  
Demised Area: 2,548/SF



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# STRATA BUILDING: SUITE A



Lease Terms	Lease Pricing
Gross Lease Area	4,207 SF <i>(3,407 SF Office Suite, 800 SF Common Area)</i>
Lease Term	5 Years
Base NNN Rent (\$ .25/SF Annual Increase)	\$15.50 SF
Base Annual Rent	\$65,213.22
Pass Through Estimate (\$4.75/SF) Common Area Maintenance, Taxes	\$19,984.70
Estimated Annual Cost	\$85,197.91
Estimated Monthly Cost	\$7,099.83

• *Base NNN Rent increases by \$.25/SF Annually*

• *Lease rates do not include: utilities, telecom/data service, janitorial service in suite, or furniture*



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# STRATA BUILDING: SUITE B



Lease Terms	Lease Pricing
Gross Lease Area	3,147 SF <i>(2,548 SF Office Suite, 599 SF Common Area)</i>
Lease Term	5 Years
Base NNN Rent (\$/.25/SF Annual Increase)	\$15.50 SF
Base Annual Rent	\$48,771.14
Pass Through Estimate (\$4.75/SF) Common Area Maintenance, Taxes	\$14,945.99
Estimated Annual Cost	\$63,717.14
Estimated Monthly Cost	\$5,309.76

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



# STRATA BUILDING: 2001 SOUTH FIRST STREET



Lease Terms	Pricing Option A	Pricing Option B
Gross Lease Area	4,207 SF <i>(3,407 SF Office Suite, 800 SF Common Area)</i>	3,147 SF <i>(2,548 SF Office Suite, 599 SF Common Area)</i>
Lease Term	5 Years	5 Years
Base NNN Rent (\$ .25/SF Annual Increase)	\$15.50 SF	\$15.50 SF
Base Annual Rent	\$65,213.22	\$48,771.14
Pass Through Estimate (\$4.75/SF) Common Area Maintenance, Taxes	\$19,984.70	\$14,945.99
Estimated Annual Cost	\$85,197.91	\$63,717.14
Estimated Monthly Cost	\$7,099.83	\$5,309.76

• *Base NNN Rent increases by \$.25/SF Annually*

• *Lease rates do not include: utilities, telecom/data service, janitorial service in suite, or furniture*



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