

STONEBRIDGE RANCH OFFICE CONDOS FOR LEASE

Prepared by Robert Powell, Powell Realty Advisors
3/29/2017

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UNIT:	1301	1501	1502	1503	1504	1603
Square Feet	1,225	1,225	1,225	1,225	1,225	1,225
Location	Faces Custer Road End Unit	Interior Building End Unit	Interior Building Middle Unit	Interior Building Middle Unit	Interior Building End Unit	Interior Building Middle Unit
Number of Corner Windowed Offices	2	2	0	0	2	0
Total Number Windowed Offices	4	4	3	3	4	3
Each Unit Also Includes	Windowed Reception Area Unisex Restroom Lounge with Sink & Granite Countertop Refrigerator Provided by Tenant Closet Front Corner Office is Suitable for Conference Room Provided by Developer	Windowed Reception Area Unisex Restroom Lounge with Sink & Granite Countertop Refrigerator Provided by Tenant Closet Front Corner Office is Suitable for Conference Room Provided by Developer	Windowed Reception Area Unisex Restroom Lounge with Sink & Granite Countertop Refrigerator Provided by Tenant Closet Front Corner Office is Suitable for Conference Room Provided by Developer	Windowed Reception Area Unisex Restroom Lounge with Sink & Granite Countertop Refrigerator Provided by Tenant Closet Front Corner Office is Suitable for Conference Room Provided by Developer	Windowed Reception Area Unisex Restroom Lounge with Sink & Granite Countertop Refrigerator Provided by Tenant Closet Front Corner Office is Suitable for Conference Room Provided by Developer	Windowed Reception Area Unisex Restroom Lounge with Sink & Granite Countertop Refrigerator Provided by Tenant Closet Front Corner Office is Suitable for Conference Room Provided by Developer
Building Standard Sign Maximum Contiguous Space	1,225	4,900	4,900	4,900	4,900	1,225
Base Rent:						
Monthly for First Year	\$3,400.00	\$2,800.00	\$2,600.00	\$2,600.00	\$2,800.00	\$2,600.00
Annually for First Year	\$40,800.00	\$33,600.00	\$31,200.00	\$31,200.00	\$33,600.00	\$31,200.00
Annually per SF	\$33.31	\$27.43	\$25.47	\$25.47	\$27.43	\$25.47
Annual Increase per Month	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
Annual Increase per SF	\$0.98	\$0.98	\$0.98	\$0.98	\$0.98	\$0.98
On a + E basis. NOT NNN.						
Base Rent Includes:						
Base Year Real Estate Taxes paid by Landlord						
Base Year Property Insurance paid by Landlord						
Additional Tenant Costs:						
Monthly Property Owners Assoc Dues per Unit	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00
Sub metered Electricity paid by Tenant	?	?	?	?	?	?
Janitorial service, telephone & internet services, security alarm all provided by Tenant	?	?	?	?	?	?

Construction on all units is scheduled to be completed on about July 1, 2017.

Upon approval by Landlord, each unit's floor plan may be changed prior to the completion of construction of each building.

The units in Building 1500 may be combined for larger suites.

The interior of each unit will be completed by developer and each unit is offered on an as-is basis.

Quoted Base Rents are subject to adjustment by Landlord.

Minimum lease term is 3 years.

A North Texas Commercial Association of Realtors Commercial Real Estate lease will be used.

Tenant's cooperating brokers will be paid a 4.5% commission by Landlord.