



Location

Brandywine Common
100 Commerce Dr.
Suite 200

Space

Rentable sf	4,500
Usable sf	4,500
Load factor	0.00%

Lease Information

Lease term 10 years

1st Year Base Rent \$130,500
1st Year Effective Rent \$138,750

1st Year Base Rent/rsf \$29.00
1st Year Effective Rent/rsf \$30.83

Average Base Rent \$142,200
Average Rent With Escalation \$142,200
Average Pass-Through Expenses \$14,832
Average Other Adjustments \$1,500
Average Effective Rent \$158,532

Average Base Rent/rsf \$31.60
Average Effective Rate/rsf \$35.23
Average Effective Rate/usf \$35.23

Total Commitment \$1,585,316
NPV at 6% \$1,162,894

