



Location

Commerce Plaza
400 Commerce Ave.
Suite 100

Space

Rentable sf	4,950
Usable sf	4,950
Load factor	0.00%

Lease Information

Lease term 120 months

1st Year Base Rent \$138,600
1st Year Effective Rent \$152,138

1st Year Base Rent/rsf \$28.00
1st Year Effective Rent/rsf \$30.73

Average Base Rent \$11,550
Average Rent With Escalation \$12,861
Average Pass-Through Expenses \$1,064
Average Other Adjustments \$200
Average Effective Rent \$14,125

Average Base Rent/rsf \$2.33
Average Effective Rate/rsf \$34.24
Average Effective Rate/usf \$34.24

Total Commitment \$1,695,046
NPV at 6% \$1,262,534

