

Exhibit B

Wenck Associates Location
1800 Pioneer Creek Center
Maple Plain, MN 55359





Pioneer Creek Follow up

From Parker Smith <parker@rentspace.com>

Date Fri 10/31/2025 10:39 AM

To Julie M. Maas-Kusske <juliemaaskusske@mapleplainmn.gov>

Cc Jacob Schillander (Kolander) <jschillander@mapleplainmn.gov>

Julie and Jacob,

It was very nice to meet you both yesterday. Please let me know if there is anything I can get you prior to your presentation with the committee. In the mean time I put together some numbers below for base rents.

\$12/sf annual base rent = \$4650/mo.

Your savings for cutting out the 4 offices would be around \$450/mo. so you would be around \$4100/mo. Not too much savings especially if you decide to rent out the front 4 offices and bring in an additional stream of income, which I'm sure you could make at least \$1k/mo. from renting those out as co-working spaces.

I would be willing to make your first year's rent \$4,100/mo if you took the entire floor. That would give you time to get settled and either begin renting those offices out or turn them into your museum.

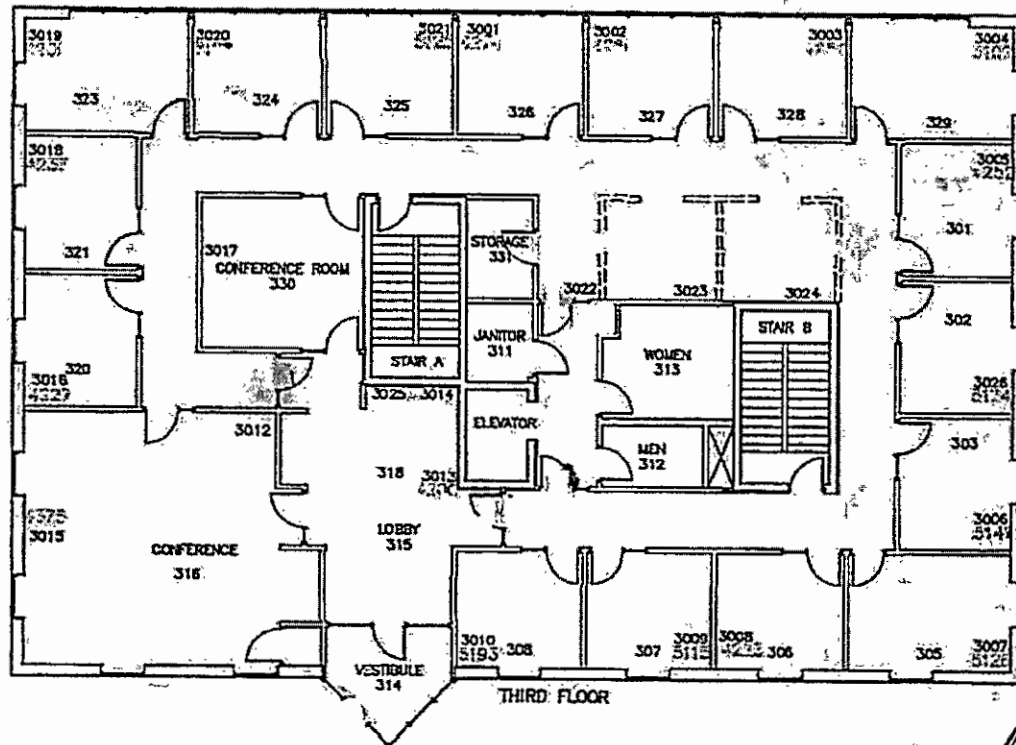
Would you also be able to share the contact info for the Hennepin County library in Maple Plain? I would love to begin the discussion of them relocating to the building as well.


Kind Regards,

P A R K E R S M I T H
CEO - Smith Co. Management
(612) 867-3879

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BUILDING 2 FLOOR PLAN



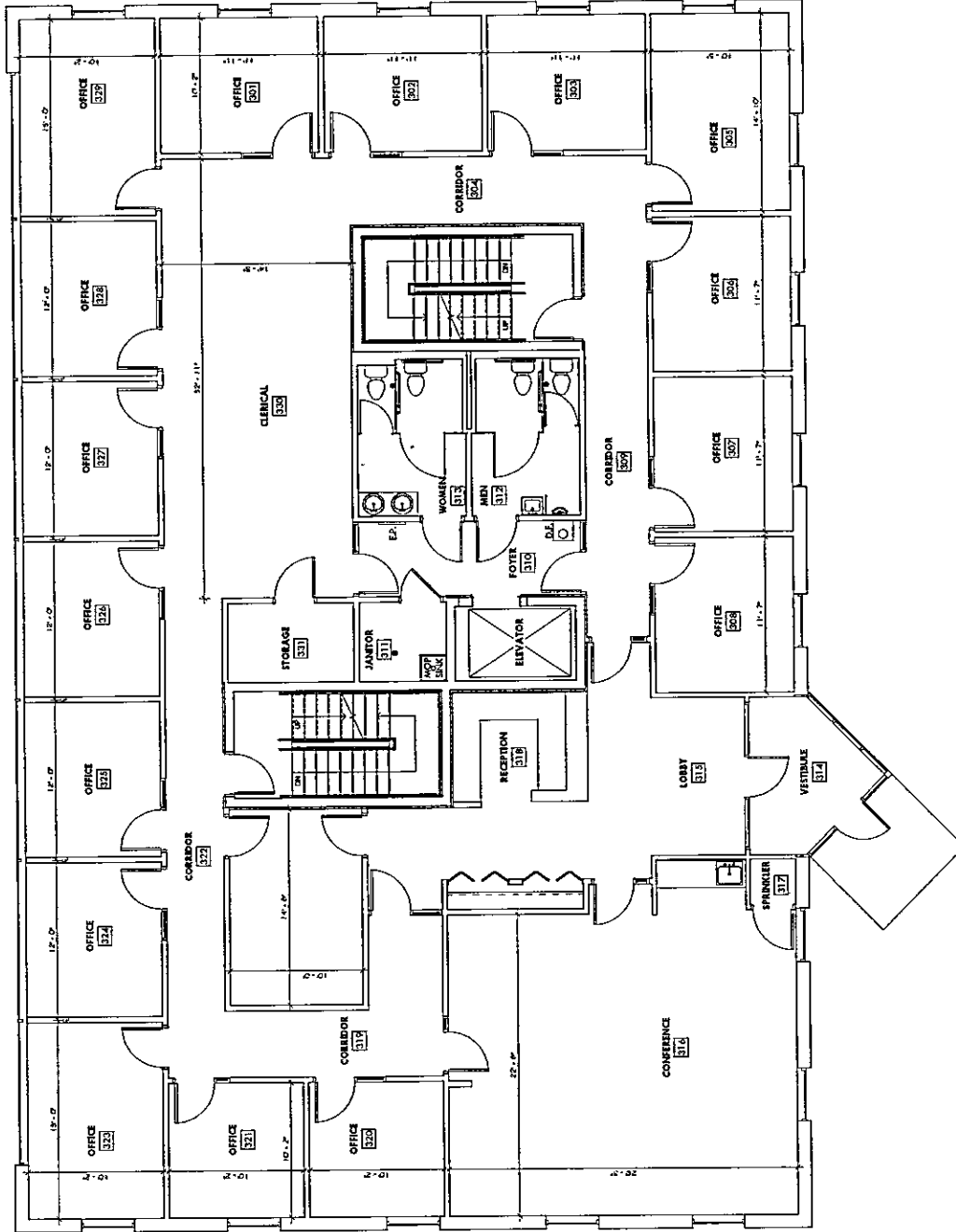
 Responsive partner. Exceptional customer.						CLIENT		PROJECT WENCK ASSOCIATES MAPLE PLAIN		
								SHEET TITLE LEVEL 3 NORTH WING FLOOR PLAN		
REV	DWN	APP	REV DATE	DWN BY CWE	CHK'D	APP'D	DWG DATE FEB 2017	PROJECT NO.	SHEET NO. 3	REV N
							SCALE			

Third Floor



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1 THIRD FLOOR - EXISTING
 1/4" = 1'-0"

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