

**NAUTICAL LANDINGS OFFICE BUILDING LEASES: DECEMBER 1 2023**

<b>Suite 1D</b>	<b>PL Plumbing</b>	<b>268 sf</b>		
Rent:	\$ 0.83 /sf	\$ 222.22		
Trash Service		\$ 30.00		
Janitorial:		\$ 110.00		
<b>Subtotal rent</b>		<b>\$ 362.22</b>		
Water/Sewer		\$ 25.00		
Elect:	\$ 0.44 /sf	\$ 118.10		
<b>TOTAL</b>	<b>\$ 1.89 /sf</b>	<b>\$ 505.32</b>		

<b>Suite 1E/F</b>	<b>ALLIED</b>	<b>320 sf</b>				
Rent:	\$ 1.164 /sf	\$ 372.56			\$ 400.00	\$ 1.25 /sf
Trash service		\$ 30.00			\$ 30.00	
Janitorial:		\$ 110.00			\$ 110.00	
<b>Subtotal rent</b>		<b>\$ 512.56</b>			<b>\$ 540.00</b>	
Water/Sewer		\$ 25.00			\$ 30.00	
Elect:	\$ 0.369 /sf	\$ 118.10			\$ 140.00	\$ 0.44 /sf
<b>TOTAL</b>	<b>\$ 2.049 /sf</b>	<b>\$ 655.66</b>			<b>\$ 710.00</b>	<b>\$ 2.22 /sf</b>

*Proposed New Rent as of 3/1/2024*

<b>Suite 2</b>	<b>Spiretek</b>	<b>1440 sf</b>		
Rent:	\$ 1.250 /sf	\$ 1,800.00		
Trash Service:		\$ 30.00		
Restrooms /breakroom Janitorial:		\$ 110.00		
<b>Subtotal Rent:</b>		<b>\$ 1,940.00</b>		
Water/sewer:		\$ 30.00		
Elect:	\$ 0.167 /sf	\$ 240.00		
<b>TOTAL</b>	<b>\$ 1.53</b>	<b>\$ 2,210.00</b>		

*\* increase on Oct 1 per MCI*

<b>Suite 3</b>	<b>Edward Jones</b>	<b>1055 sf</b>		
Rent:	\$ 1.076 /sf	\$ 1,135.68		
Elect:	\$ 0.129 /sf	\$ 135.82		
Water:		\$ 27.42		
<b>TOTAL</b>	<b>\$ 1.23</b>	<b>\$ 1,298.92</b>		

*4% annual increase for Yr 2 thru 5*

<b>Suite 4</b>	<b>SMM</b>	<b>622 sf</b>		
Rent:	\$ 0.939 /sf	\$ 583.86		
Elect:	\$ 0.130 /sf	\$ 81.13		
Water:		\$ 28.14		
<b>TOTAL</b>	<b>\$ 1.11</b>	<b>\$ 693.13</b>		

<b>Suite 5</b>	<b>Bay Ltd</b>	<b>1160 sf</b>		
Rent:	\$ 1.169 /sf	\$ 1,356.56		
Elect:	\$ 0.164 /sf	\$ 190.00		
Water:		\$ 20.00		
<b>TOTAL</b>	<b>\$ 1.35 /sf</b>	<b>\$ 1,566.56</b>		

Avg Elect. North end:	\$790	\$ 646.95	\$ (143.30)	** This can be estimate for Day Rm
Avg Elect. South end:	\$276	\$ 258.10	\$ (17.90)	** conference room/kitchen/batrooms
	\$1,066	\$ 905.05		

Avg water/sewer North end:	\$70	\$ 75.56	\$ 5.26
Avg water/sewer South end:	\$76	\$ 80.00	\$ 4.00
	\$146	\$ 155.56	\$ 9.26

Janitorial south end \$330/month