

6 Mill & Main
Suite 100

Square Feet 5,160

Option A					
Term (years)	5				
Annual Rental Increases	3%				
Free Rent (months)	9				
Tenant Electric Charge-psf	\$	1.75			
Tenant Improvement Allowance	\$	129,000	\$	25.00 psf	
	Year 1	Year 2	Year 3	Year 4	Year 5
Psf	\$ 19.50	\$ 20.09	\$ 20.69	\$ 21.31	\$ 21.95
Rent	\$ 100,620	\$ 103,639	\$ 106,748	\$ 109,950	\$ 113,249
Tenant Electric	\$ 9,030	\$ 9,301	\$ 9,580	\$ 9,867	\$ 10,163
Free Rent	\$ (82,238)				
Total Rent	\$ 27,413	\$ 112,940	\$ 116,328	\$ 119,818	\$ 123,412

Option B										
Term (years)	10									
Annual Rental Increases	3%									
Free Rent (months)	12									
Tenant Electric Charge-psf	\$	1.75								
Tenant Improvement Allowance	\$	180,600	\$	35.00 psf						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Psf	\$ 19.50	\$ 20.09	\$ 20.69	\$ 21.31	\$ 21.95	\$ 22.61	\$ 23.28	\$ 23.98	\$ 24.70	\$ 25.44
Rent	\$ 100,620	\$ 103,639	\$ 106,748	\$ 109,950	\$ 113,249	\$ 116,646	\$ 120,146	\$ 123,750	\$ 127,462	\$ 131,286
Tenant Electric	\$ 9,030	\$ 9,301	\$ 9,580	\$ 9,867	\$ 10,163	\$ 10,468	\$ 10,782	\$ 11,106	\$ 11,439	\$ 11,782
Free Rent	\$ (109,650)									
Total Rent	\$ -	\$ 112,940	\$ 116,328	\$ 119,818	\$ 123,412	\$ 127,114	\$ 130,928	\$ 134,856	\$ 138,901	\$ 143,068

***Note: Analysis does not include any expenses over the base year required to be paid by tenant in the proposal