



84th & Nieman Typical Lease Structures.

We try to offer small business's a simpler way to lease space and budget for commercial space. By offering the option of shorter 1 Year Leases with a "Simple CAM Charges" our tenants enjoy simple, predictable costs (without the risk and volatility of a conventional commercial lease). Of course, for our traditional corporate tenants we do offer a typical Modified Gross Lease Option with terms ranging from 1-5 years. Below is a quick summary and cost example of several of our most popular Lease Options designed especially for small or newer commercial users.

"Typical One Year Lease with Simple CAM Option cost example"

\$1080 per Month Base Rent

(Base rent includes Common Area Maintenance, Taxes and Insurance)

*Unit Electrical, Gas, Phone and Internet are Not Included in the above costs as Units are separately metered and arranged directly by the tenant with the utility providers.

"Available Buyout / Early Termination Option"

We know that even a 1 year lease can be a scary thing for a small business and that sometimes the best laid plans do not work out. Many of our leases offer an option to terminate a lease early, on relatively short notice for a fee equal to 25% of the remaining lease value. This is a great option for newer businesses trying out their 1st commercial space, since the buyout amount is substantially less than paying the entire lease balance (and/or paying the attorney fees associated with breaking a conventional lease).

(Disclaimer) *The above simple examples are general in nature and are not intended as an offering of any specific Lease terms, options, conditions or final Costs to any specific user. Each Lease is specific and unique with respect to terms, costs, and conditions. (Any) Lease options offered must be indicated and executed in a written lease to be binding. This page should be considered purely informational in nature and fully separate from (any) Leases in effect (or future leases executed).*