



## Move-in Requirements & Cost Breakdown Office Suite 205

### Tenant Requirements before move-in:

1. Completed Credit & Background Information Form & Lessor Approval
2. Copy of State or Federal I.D.
3. Fully executed Standard Multi-Tenant Office Center - Gross Lease Agreement.
4. Payment in full on all move-in costs.

### Move-In Cost:

● Processing Fee	\$ 150.00
● Building Security Deposit	\$ 575.00
● Base Rent 1st Month	\$ 575.00
● Sales Tax	<u>\$ 18.13</u>
	<b>\$1,318.13</b>

### On Going Monthly Base Rent & Sales Tax:

● Base Rent	\$ 575.00
● Sales Tax	<u>\$ 14.38</u>
<b>Monthly Cost</b>	<b>\$ 589.38</b>

### Annual Expenses HVAC Expense:

● HVAC PM Spring Systems	\$ 125.00
● HVAC PM Fall Systems	<u>\$ 65.00</u>
<b>Move-In Cost</b>	<b>\$ 190.00</b>

SUITE NUMBER: 205

SQUARE FOOTAGE: 481

LOAD FACTOR: 7%



## Additional Terms & Conditions

SUITE NUMBER: 205  
SQUARE FOOTAGE: 481  
LOAD FACTOR: 7%

LEASE TERM & RENT SCHEDULE: 36 months

- Months 01 - 12 \$575.00 per month
- Months 13 - 24 \$600.00 per month
- Months 25 - 36 \$625.00 per month

TENANT PAYS FOR:

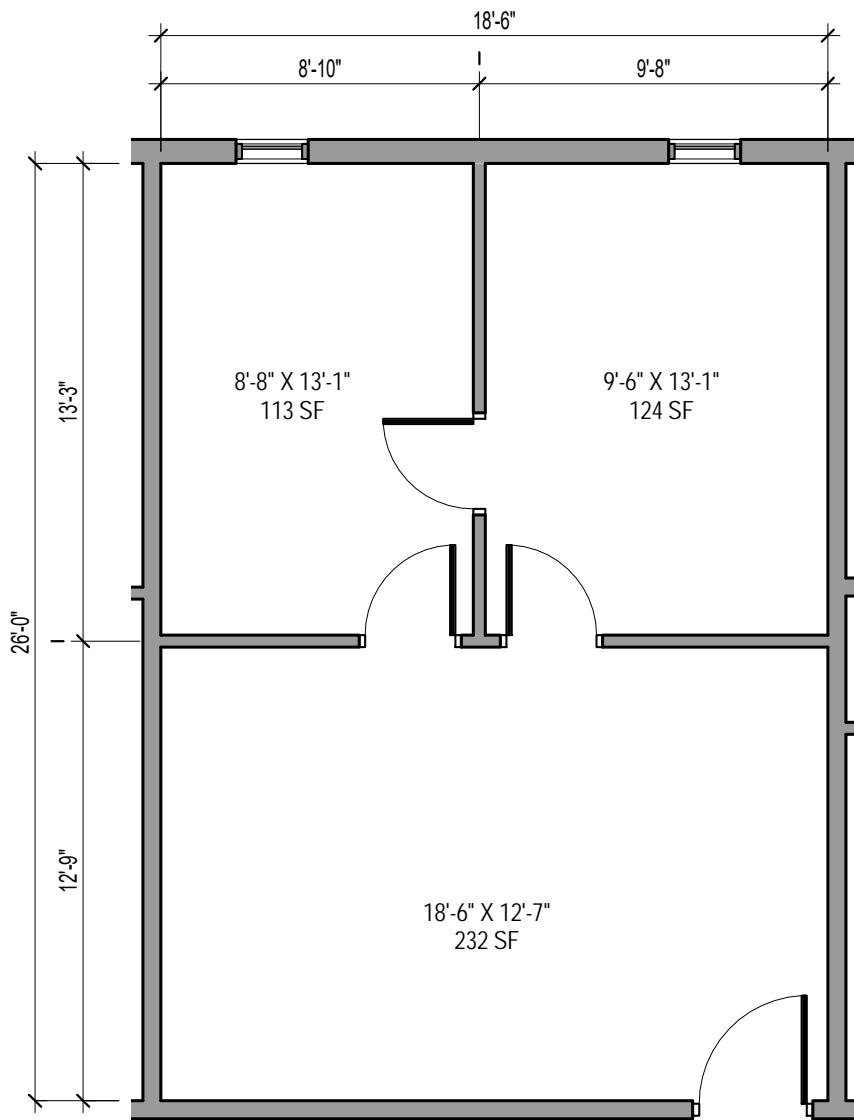
- Suite electrical usage
- Repair and Maintenance

BUILDING PROVIDES THE FOLLOWING:

- High-speed, fiber-optic shared 100 Mbps symmetrical internet service with private password protected VLAN.
- Access to Common Area Kitchen at No Charge
- Access to Common Conference Room at No Charge
- Replacement HVAC filters
- Mailbox
- Water
- Sewage
- Trash

PAYMENTS MADE TO:

Cattaruzzi Investments LLC  
P.O. Box 89249  
Tucson, AZ 85752



**SUITE 205**  
**EXHIBIT: FLOOR PLAN**

481 SF



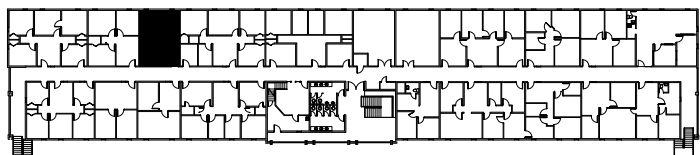
**PARADISE PALMS PLAZA**

1616 E MAIN STREET, MESA, ARIZONA 85203

OWNER & MANAGED BY

**CATTAZUZZI INVESTMENTS, LLC**

P.O. Box 89249 TUCSON, ARIZONA 85752  
 520.390.9946 PARADISEPALMSPLAZA@GMAIL.COM



Key Plan 2nd Level