



## RETAIL SPACE - Unit 108

### Move-In, Monthly, & Annual Cost

#### Tenant Requirements before move-in:

1. Completed Credit & Background Information Form & Lessor Approval
2. Copy of State or Federal I.D.
3. Provide proof of General Liability Insurance policy naming Cattaruzzi Investments LLC as additionally insured with coverage at \$2,000,000.00 overall / \$1,000,000.00 per occurrence.
4. Fully executed Standard Multi-Tenant Office Building - Net Lease Agreement.
5. Payment in full on all move-in cost

#### Tenant Move-in & First Month Cost:

● Lease processing & setup fees	\$ 150.00
● Security deposit	\$ 675.00
● 1st months Base Rent	<u>\$ 675.00</u>
<b>Total Move-in Cost</b> (not including county & city tax)	<b>\$1,550.00</b>

#### Monthly Expense Breakdown:

● Base Rent Months 01 - 12	\$ 675.00
● Sales Tax	<u>\$ 16.88</u>
<b>Monthly Expense</b>	<b>\$ 691.88</b>

#### Annual Expenses:

● HVAC PM Spring	\$ 125.00
● HVAC PM Fall	\$ 65.00



LEASE TERM: 36 months  
Months 01 - 12: \$675.00  
Months 13 - 24: \$700.00  
Months 25 - 36: \$750.00

#### TENANT PAYS FOR:

- Suite electrical usage
- Internal Maintenance and Repair

#### BUILDING PROVIDES THE FOLLOWING:

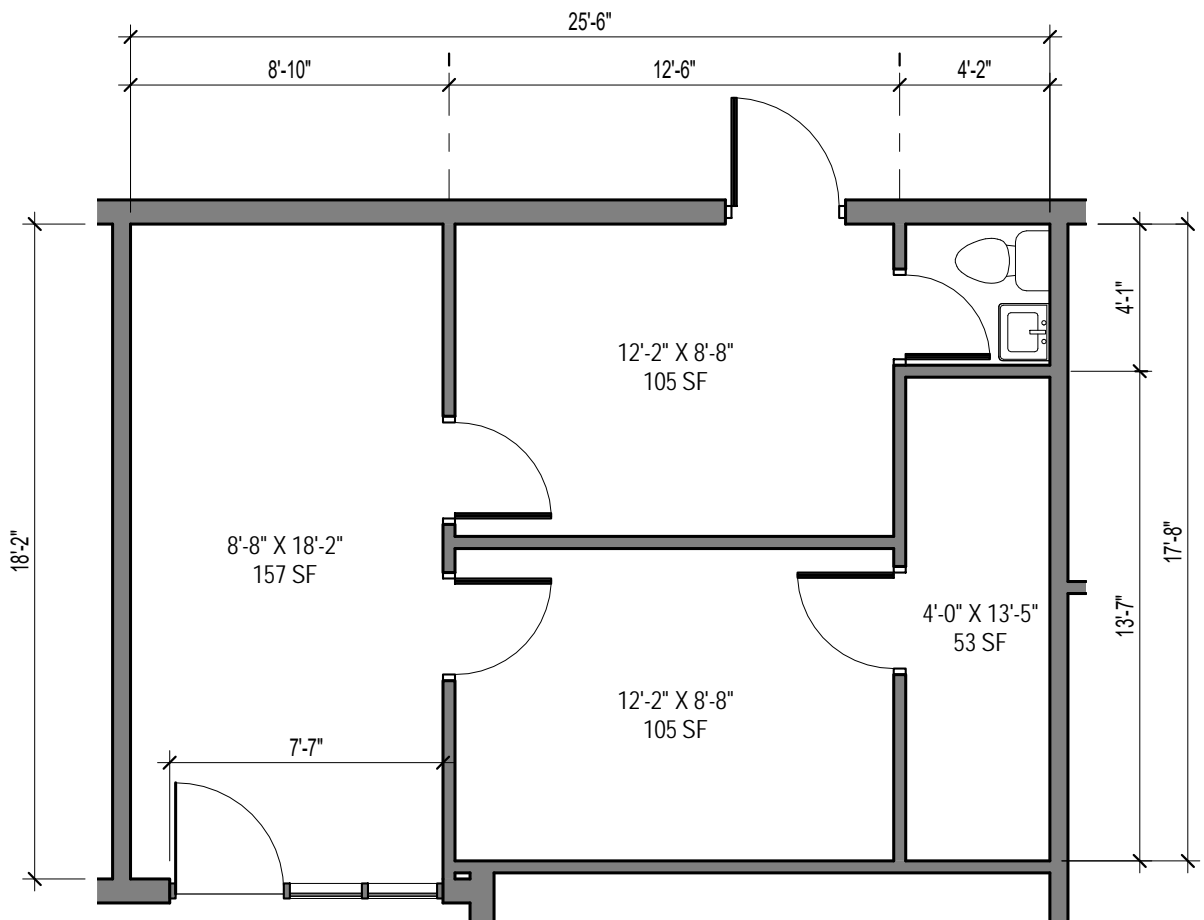
- High-speed, fiber-optic shared 100 Mbps symmetrical internet service with private password protected VLAN.
- Mailbox
- Water
- Sewage
- Trash

#### PAYMENTS MADE TO:

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

#### SAMPLE OF WINDOW COVERINGS:





**SUITE 108**  
**EXHIBIT: FLOOR PLAN**

455 SF



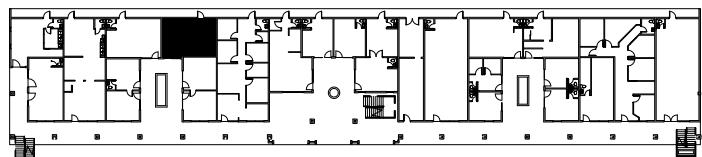
**PARADISE PALMS PLAZA**

1616 E MAIN STREET, MESA, ARIZONA 85203

OWNER & MANAGED BY

**CATAZUZZI INVESTMENTS, LLC**

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



Key Plan 1st Level