



Offering Brochure Move-in Cost Breakdown Office Suite 222

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 on 5-Year Lease Agreement:

Processing Fees	\$	200.00
Base Rent	\$	768.00
Security Deposit	\$	768.00
Sales Tax	\$	24.20
Total	\$	1,760.20

Annual HVAC Preventative Maintenance Expenses Expense:

HVAC PM - Fall	\$	155.00
HVAC PM - Spring	\$	85.00
Total Annual PM Charges	\$	240.00

LESSOR TO PROVIDE THE FOLLOWING AT LESSOR EXPENSE ON 5-YEAR LEASE AGREEMENT:

- Replace lobby tile with commercial grade LVT.
- New carpet tiles and 4" vinyl coving in remainder of the suite.
- New paint in lobby and 126sf office.
- Paint one accent wall in Main Room.
- New internal doors using solid core wood doors and Timely aluminum frames and jambs.

Approximate lead-time 30 days from date of signed Lease Agreement.



Additional Terms & Conditions

AVAILABLE LEASE TERMS & BASE RENT SCHEDULES:

Lease Terms	1st Year	2nd Year	3rd year	4th year	5th year	Factor
M-to-M	\$ 1,200.00					150%
1-Year Term	\$ 1,000.00					125%
2-Year Term	\$ 880.00	\$ 924.00				110%
*3-Year Term	\$ 800.00	\$ 824.00	\$ 848.72			0%
*4-Year Term	\$ 784.00	\$ 807.52	\$ 831.75	\$ 856.70		98%
*5-Year Term	\$ 768.00	\$ 791.04	\$ 814.77	\$ 839.21	\$ 864.39	96%

TENANT PAYS FOR:

- Suite electrical usage
- Internal Repair and Maintenance

BUILDING PROVIDES THE FOLLOWING AMENITIES:

- High-speed, fiber-optic shared 500 Mbps symmetrical internet service with private password protected VLAN.
- Keyless Access Control with Usage Audit Trail
- Access to Common Area Kitchen at No Charge
- Access to Common Conference Room at 4 hours per month - No Charge
- Replacement HVAC filters as needed.
- Mailbox
- Water-Sewer-Trash

PAYMENTS MADE TO:

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

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SUITE NUMBER: 222

SQUARE FOOTAGE: Usable 518 - Rentable 554 - LOAD FACTOR: 7%



WILLIAMS

REAL ESTATE MANAGEMENT

520-390-9946

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SUITE NUMBER: 222

SQUARE FOOTAGE: Usable 518 - Rentable 554 - LOAD FACTOR: 7%

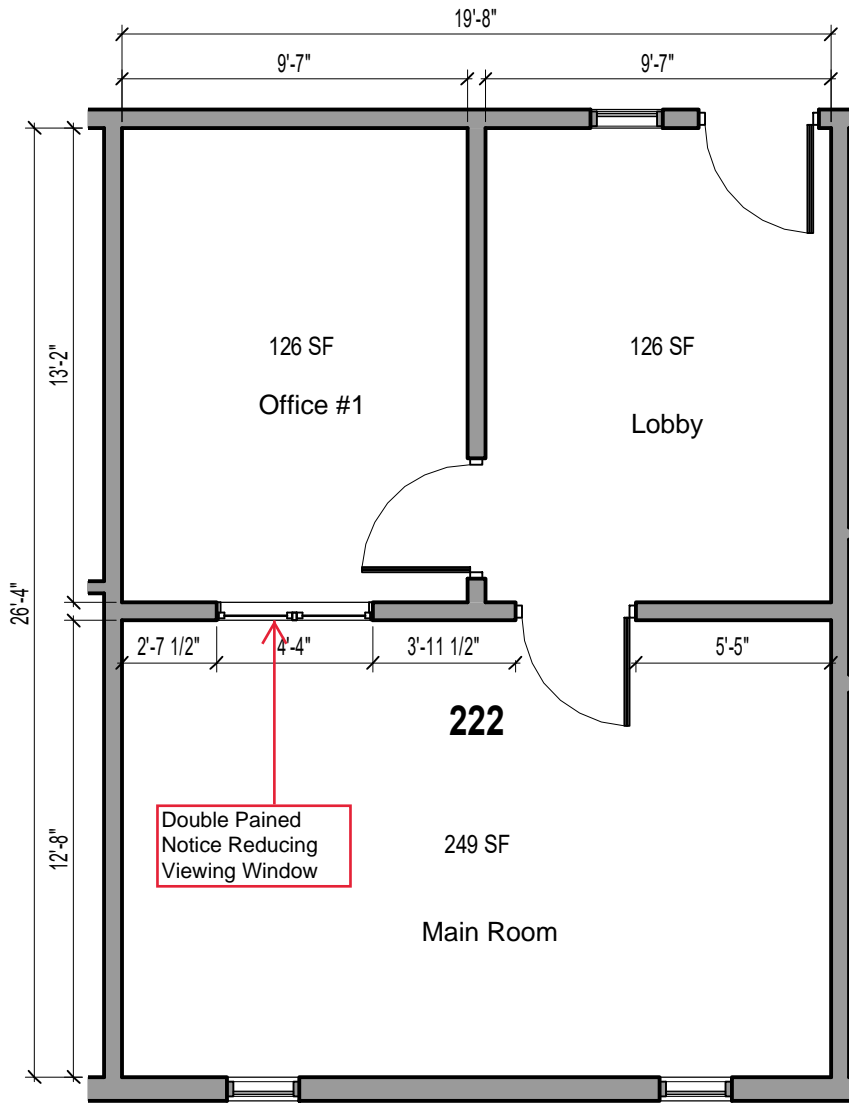


PARADISE PALMS PLAZA

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

PLAN NOTES:



SUITE 222

Usable SF: 518 Rentable SF: 554

8 FT

