

Leasing Stack Plan

SECOND FLOOR



FIRST FLOOR



West Wing

East Wing

BUILDING #1 — FREESTANDING PAD

AVAILABLE

Drive-thru capable · divisible

5,500 SF

approx. 5,500–5,600 SF

LEGEND

- Leased — 13 units / 17,750 SF
- Held — 1 units / 1,400 SF (unsigned)
- Available — 10 units / 14,650 SF
- Patio / balcony — courtyard-facing end cap

PRE-LEASE STATUS

57%

of main building committed

14 of 24

units leased or held

14,650 SF remaining

Available Space & Rate Schedule

DELIVERY — COLD DARK SHELL \$32 · \$30 / SF First floor & Building #1 · Second floor	DELIVERY — WARM VANILLA BOX \$34 · \$32 / SF First floor & Building #1 · Second floor	CAM \$4.00 / SF Triple net · billed monthly	ESCALATION 3% annually Applied to base rent	TERM 5 or 10 years Renewal options negotiable
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			COLD DARK SHELL			WARM VANILLA BOX				MONTHLY TOTAL (BASE + CAM)	
UNIT	POSITION	SF	\$/SF	ANNUAL BASE	MONTHLY BASE	\$/SF	ANNUAL BASE	MONTHLY BASE	CAM /MO	SHELL	VANILLA
FIRST FLOOR · RETAIL / RESTAURANT / SERVICE											
105	In-line	1,400	\$32.00	\$44,800	\$3,733	\$34.00	\$47,600	\$3,967	\$467	\$4,200	\$4,433
106	End cap · Courtyard patio	1,750	\$32.00	\$56,000	\$4,667	\$34.00	\$59,500	\$4,958	\$583	\$5,250	\$5,542
107	End cap · Courtyard patio	1,750	\$32.00	\$56,000	\$4,667	\$34.00	\$59,500	\$4,958	\$583	\$5,250	\$5,542
111	In-line	1,400	\$32.00	\$44,800	\$3,733	\$34.00	\$47,600	\$3,967	\$467	\$4,200	\$4,433
112	End cap	1,750	\$32.00	\$56,000	\$4,667	\$34.00	\$59,500	\$4,958	\$583	\$5,250	\$5,542
First floor available — 5 units		8,050		\$257,600	\$21,467		\$273,700	\$22,808	\$2,683	\$24,150	\$25,492
SECOND FLOOR · PROFESSIONAL / WELLNESS / OFFICE SUITES											
206	End cap · Courtyard balcony	1,500	\$30.00	\$45,000	\$3,750	\$32.00	\$48,000	\$4,000	\$500	\$4,250	\$4,500
207	End cap · Courtyard balcony	1,500	\$30.00	\$45,000	\$3,750	\$32.00	\$48,000	\$4,000	\$500	\$4,250	\$4,500
208	In-line	1,200	\$30.00	\$36,000	\$3,000	\$32.00	\$38,400	\$3,200	\$400	\$3,400	\$3,600
209	In-line	1,200	\$30.00	\$36,000	\$3,000	\$32.00	\$38,400	\$3,200	\$400	\$3,400	\$3,600
210	In-line	1,200	\$30.00	\$36,000	\$3,000	\$32.00	\$38,400	\$3,200	\$400	\$3,400	\$3,600
Second floor available — 5 units		6,600		\$198,000	\$16,500		\$211,200	\$17,600	\$2,200	\$18,700	\$19,800
FREESTANDING PAD											
Bldg #1	Freestanding pad · Drive-thru capable · divisible	5,500	\$32.00	\$176,000	\$14,667	\$34.00	\$187,000	\$15,583	\$1,833	\$16,500	\$17,417
TOTAL AVAILABLE — 10 units + pad		20,150		\$631,600	\$52,633		\$671,900	\$55,992	\$6,717	\$59,350	\$62,708
HELD — UNSIGNED, NOT INCLUDED IN AVAILABILITY TOTALS											
104	In-line · Luna Graces — verbal, unsigned	1,400	\$32.00	\$44,800	\$3,733	\$34.00	\$47,600	\$3,967	\$467	\$4,200	\$4,433

NOTES All rates are triple net (NNN); tenant is responsible for its pro-rata share of taxes, insurance and common area maintenance in addition to base rent. — Base rent escalates 3% on each lease anniversary; figures shown are Year 1. — Second-floor suites are served by elevator and interior stair; balcony units face the central courtyard. — End-cap units on the courtyard include an exterior patio or balcony at no additional base rent. — Unit 104 is subject to a verbal commitment and is excluded from availability totals pending lease execution. — Units 111–112 are plumbed for restaurant use and may be leased individually or combined for 3,150 SF. — Building #1 is a freestanding drive-thru-capable pad, divisible, quoted at first-floor rates with uplift allowance negotiable. — Rates are subject to change until a lease is executed; this schedule is not an offer to lease.

3% ANNUAL ESCALATION — ANNUAL BASE RENT (EXCL. CAM)					
SUITE PROFILE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
First floor — end cap	\$59,500	\$61,285	\$63,124	\$65,017	\$66,968
First floor — in-line	\$47,600	\$49,028	\$50,499	\$52,014	\$53,574
Second floor — end cap	\$48,000	\$49,440	\$50,923	\$52,451	\$54,024
Second floor — in-line	\$38,400	\$39,552	\$40,739	\$41,961	\$43,220
Building #1 — pad	\$187,000	\$192,610	\$198,388	\$204,340	\$210,470