

CapMetro

4811 East 7<sup>th</sup> Street  
Tracts 1 & 2  
Lease Overview

October 11, 2023

# MetroBike & MetroAccess – 4811 East 7<sup>th</sup> Street

- Purpose
  - MetroBike & MetroAccess Maintenance & Parking with Temporary Bus Staging
  - Location: Between East 5<sup>th</sup> & 7<sup>th</sup> Streets just east of Springdale Road.
- Lease Area
  - 11,978 square foot building with parking on 3.47 acres
- Term
  - Firm: 24 months
  - Optional: 17 months requested to bridge when Demand Response North Base will be operational. This will be at Landlord's & CapMetro's discretion.



# MetroBike & MetroAccess – 4811 East 7<sup>th</sup> Street

- Rental Rate
  - Initial monthly gross hybrid rental rate: \$53k + property tax, insurance, & 4% management fee.
  - Average annual rate increase for 2<sup>nd</sup> year: 3%
- Additional Key Tenant Expense:
  - Utilities
  - Signage
- Total Expected 41 Month Expenditure:
  - \$3.8 MM



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Thank you!