

CapMetro

8200 Cameron Road Lease Overview

December 7, 2022

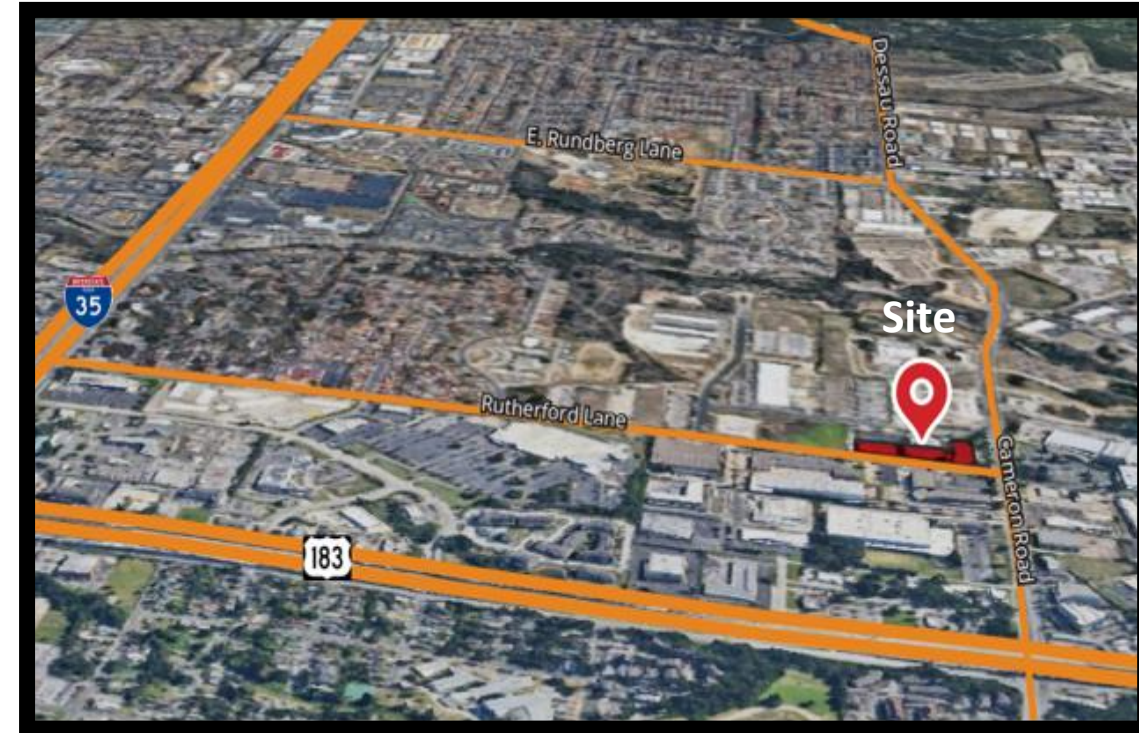
Temporary Police Station – 8200 Cameron Road

- Purpose
 - Temporary Police Station to be operational in Q1 FY24. Will serve CapMetro Police, Safety Ambassadors, & Intervention Specialists.
- Location
 - Cameron Road just north of U.S. 183
- Lease Area
 - 9,246 square feet + 32 parking spaces
- Term
 - Rental abatement for 1st six months.
 - ~\$2.75 average psf per month (~\$3.2MM opex total for full lease term including 3-year option)
 - 7.5 years + 3-year option + 4.5 year early out with 3 month rent penalty



Temporary Police Station – 8200 Cameron Road

- Rental Rate
 - Initial monthly NNN rental rate: \$1.08 psf
 - Average annual rate increase: ~4%
 - Initial monthly NNN opex: ~\$0.63 psf
- Additional Tenant Expenses
 - MEP System Maintenance
 - Janitorial
 - Pest Control
 - Utilities
- Initial CIP Budget: \$1,477,000
 - Tenant responsible for planning, design, communications, & FFE.
 - Landlord responsible for permitting, bidding, & construction.



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Thank you!