

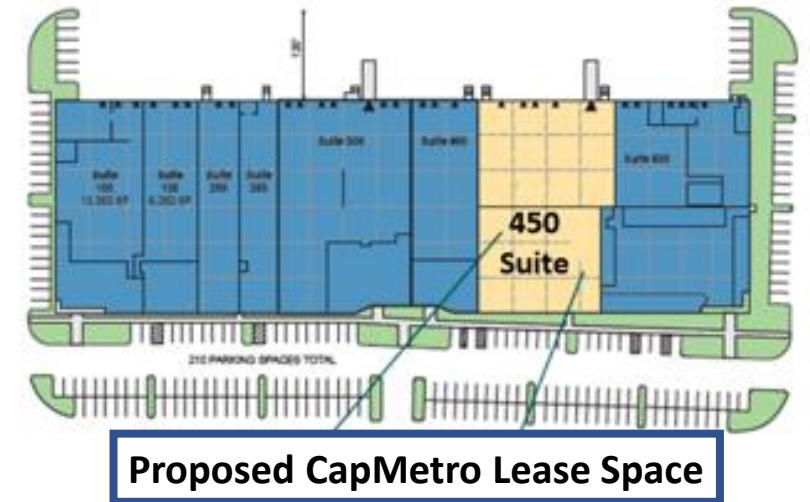
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9715-A Burnet Road Lease Overview

December 16, 2022

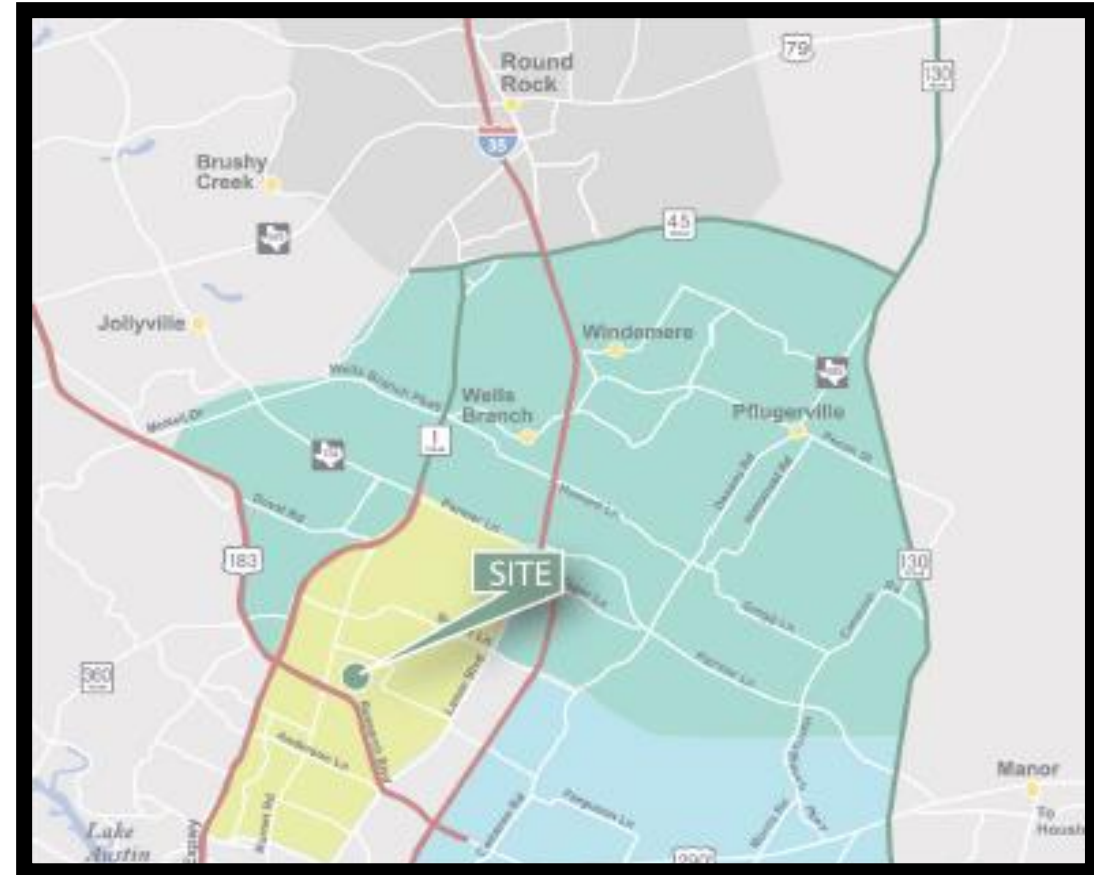
Central Warehouse – 9715-A Burnet Road

- Purpose
 - Central Warehouse to be operational in Q1 CY23. Will serve Bus, Demand Response, Facilities, IT, MetroBike, Procurement, & Rail for storage needs.
- Location
 - Burnet Road ~ ½ mile north of NOPS (9315)
- Lease Area
 - 20,822 square feet + 20 parking spaces
- Term
 - ~\$2.27 average psf per month (~\$2.85 MM opex total for full lease term)
 - 5 years + 3 year early out with + 6 months rent penalty



Central Warehouse – 9715-A Burnet Road

- Rental Rate
 - Initial monthly NNN rental rate: \$1.33 psf
 - Average annual rate increase: ~4%
 - Initial monthly NNN opex: ~\$0.35 psf
- Additional Tenant Expenses
 - HVAC System Maintenance
 - Janitorial
 - Utilities
 - Taxes
- Build Out Option: \$440,000
 - Purchasing & installing racks & for renovations.



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Thank you!