

Newman, Gail

From: Horan, Kevin
Sent: Thursday, April 09, 2015 12:12 PM
To: Newman, Gail
Subject: FW: 151 Sand Creek Rd., Suite #G, Space Available
Attachments: Floor Plan-151 Sand Creek, Suite #G.pdf

Evidence for BRT

From: deb.propllc@comcast.net [mailto:deb.propllc@comcast.net]
Sent: Tuesday, March 10, 2015 3:55 PM
To: Horan, Kevin
Cc: Hagar, Debbie; Hagar, Gil
Subject: 151 Sand Creek Rd., Suite #G, Space Available

March 10, 2015

Hello Kevin,

Thank you very much for your phone call today regarding our vacant office space at 151 Sand Creek Road, Brentwood, Suite #G.

I have attempted to anticipate and answer most of your questions regarding the possibility of leasing this unit.

There are 2,030 sq. ft. of office space available. The unit has been recently refurbished and is currently configured with a large reception area, six private offices, two separate entrance doors, two bathrooms and a kitchen. I have attached a drawing of the current configuration and dimensions for your convenience.

The unit could be available for your occupancy within 45 days of an executed lease and required payment.

We would require a 3 year NNN lease with 4% annual increases.

The rent would be structured as follows:

Year 1 Base Rent = \$2,740.50

Year 2 Base Rent = \$2,850.12

Year 3 Base Rent = \$2,964.12

Monthly CAM Estimate is currently \$926.80. It adjusts annually on March 1st.

Your Year 1 Total monthly payment would be \$3,667.30

We would also ask for a \$5,000 security deposit and a certificate of insurance naming the Lessors as additional insured on your General Liability policy.

Please let me know if we can answer any other questions or if you would like to see the space.

Sincerely,

Debbie Hagar

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151 Sand Creek R
 Brentwood SUITE G (2030 Sq.Ft.)

- Six Private Ofc
- Large Reception
- two Entrances
- two Bathrooms
- Kitchen

Newly refurbished
 August 2014

