## 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

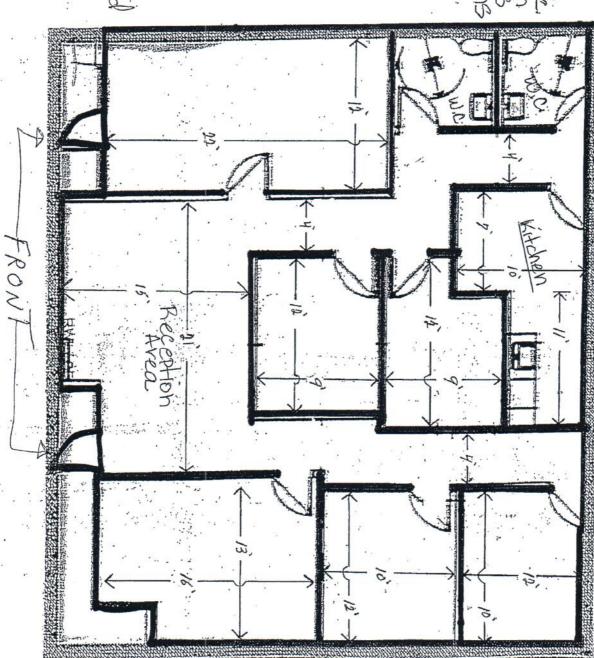
We would also ask for a \$5,000 security deposit and a certificate of insurance naming the Lessors as additional insured on your General Liability policy.

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

Sincerely,

## Debbie Hagar

HFH Properties LLC 390 Carrol Court, Suite D Brentwood, CA 94513 (925)516-6924 Ofc (925)250-9827 Cell Deb.PropLLC@Comcast.net Newly refurbished August 2014 ( Six Private ofe large Reception two Entrances two bathrooms Kitchen



151 Sand CREEK R ... SUITE G

(2,030 Sq.Ft.