

# Lease

## HIGHLIGHTS

- Brand new attractive building
- Landlord to build out office space to suit
- New home of IXL Masonry Products
- Flexible lease terms
- Up to 2.06 acres of fenced and compacted (recycled asphalt) yard area

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4884 – 102<sup>nd</sup> Avenue SE

### Property Information

District:	Eastlake Industrial	
Total Building Size:	47,330 sq. ft. on approx. 7 acres	
<b>Area Available:</b>	<b>OPTION A</b>	<b>OPTION B</b>
	<b>20,732 sq. ft.</b>	<b>10,361 sq. ft.</b>
<b>Rental Rate</b>	<b>\$9.00 psf</b>	<b>\$10.00 psf</b>
Office:	Will build to suit - up to 10% included in price	
Bay Size:	57' 5" x 180' x 2	
Grid Pattern:	57' 5" x 45'	
Ceiling Height:	24' clear	
Loading:	14' x 14' high drive-in doors	
Electrical:	200 amps @ 208/120 - 3 phase / bay	
Possession:	60 days from lease execution for office buildout	
Op Costs:	\$2.75 psf (est. 2011)	
Utilities:	Tenant responsibility	
Yard Area Rental Rate:	\$0.75 psf	

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