

## LANDLORD STANDARD AMENITIES

Property address: 141 Glass St.

Cost per sq. foot / triple net:

Total sq. foot: 65,970 sq. ft.

Lease terms:

Lease rate:

### ALL NEW IMPROVEMENTS INCLUDE:

- + Frame out exterior walls and drywall where applicable
- + Install Class A ADA restrooms per approved plan
- + Pin-weld insulation
- + Paint walls (tenant chosen color)
- + Clean and painted bar joists
- + Install basic lighting, electrical outlets, switches
- + New HVAC units (plenum drops)
- + Install skylights (1 per 2,000 sf)
- + Polished concrete
- + New electrical service-in
- + New plumbing sewer taps (PVC)
- + All new concrete paving on exterior
- + All new exterior landscaping
- + Elevator for 2<sup>nd</sup> floor access (where applicable)

### ADDITIONAL TENANT IMPROVEMENTS:

- + New roof
- + Class A kitchenette
- +
- +
- +
- +