

BERNWOOD INCOME PROPERTIES

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VACANT INVENTORY - Q4 2018

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** ALL RATES ARE MODIFIED GROSS BASIS - CAM INCLUDED, SALES TAX NOT INCLUDED (Tenants responsible for electric/telecom/water/HVAC maintenance/renter's insurance)*

BERNWOOD COURTYARD

Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate
8	6	3,131	7 private offices; large conference room; reception/waiting area; storage/print room; and 3 bathrooms. T occupied.	\$5,000	\$19.16	\$12.66	\$6.50

BERNWOOD PLACE

Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate
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BERNWOOD SHOPPES

Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate
24840	4	2,332	Reception/waiting area, conference room, 2 storage rooms, 7 private offices, kitchenette, 2 bathrooms.	\$3,000	\$15.44	\$8.94	\$6.50
24870	1,2	2,332	2 private offices, conference room, 2 bathrooms, 2 storage closets, breakroom, and open bullpen space. T occupied 11/1/18.	\$3,000	\$15.44	\$8.94	\$6.50

BERNWOOD CENTRE

Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate
1	12,13	3,930	2nd generation restaurant - (T occupied)	\$5,076	\$15.50	\$9.00	\$6.50

BERNWOOD DESIGN CENTRE

Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate
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BROOKWOOD BUILDINGS*

Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate
9231	1	4950	1664sf Office 3 privates, 2 bathrooms, 2 showers, reception, conference. Warehouse w/ 2, 12' OH Doors, Office, Utility Sink, 14' clear, 3-phase	\$7,000	\$16.97	IG Lease	IG Lease

* Tenants also responsible for water/sewer/trash/landscaping for these stand alone buildings