

BERNWOOD INCOME PROPERTIES

VACANT INVENTORY - Q1 2020

Mike Maurer 239-289-9946

Greg Calabrese 239-770-1783



COMMERCIAL

* 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	Condition/Improvements Needed	Bonus Commission
8	6	3,131	7 private offices; large conference room; reception/waiting area; storage/print room; and 3 bathrooms.	\$5,000	\$19.16	\$12.66	\$6.50	None	None
5	3	1,166	Two exam rooms, 1-private, 1br, open supply room with built-in cabinetry and sink, reception and waiting area	\$2,575	\$26.50	\$20.00	\$6.50	None	None
5	4,5	1,294	3 privates, conference room, kitchenette, storage, 1br. T occupied.	\$2,150	\$19.94	\$13.44	\$6.50	None	None
3	1,2	1,294	3 privates, reception, print/storage room, 1br, 1 conf room	\$2,250	\$20.87	\$14.37	\$6.50	None	None

BERNWOOD PLACE									
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate	Condition/Improvements Needed	Bonus Commission

BERNWOOD SHOPPES									
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate	Condition/Improvements Needed	Bonus Commission

BERNWOOD CENTRE									
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate	Condition/Improvements Needed	Bonus Commission

BERNWOOD DESIGN CENTRE									
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate	Condition/Improvements Needed	Bonus Commission

BROOKWOOD BUILDINGS*									
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate	Condition/Improvements Needed	Bonus Commission
9220	1	3950	9 open offices, 1 private w/ br, conference/meeting room, full kitchen, 3br total, storage room w/ OH door. T occupied.	\$5,500	\$16.71	\$13.21	\$3.50	Good condition	None

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