

	Ayers Plaza 720 SW 2nd Avenue	Wells Fargo 104 N Main Street	239 SW 7th Terrace Suite A	239 Suite with a five year lease
Square Footage	1231	1320	1538	1538
Price Per Square Foot	\$19	22.75 (22.75)	\$20	\$19
Updates to space	Carpet & Paint pd by leaser	Carpet & Paint pd by leaser	Potential build outs pd by leasee	
Lease	5 year (3% increase annually)	5 year (2% increase annually)	3 (3% increase annually)	5 year (3% increase annually)
Utilities	additional \$3/sq foot (\$3693-year \$307-month)	Included in rent	Not included Estimated \$4200- year \$350-month (shared water meter)	Not included Estimated \$4200- year \$350-month (shared water meter)
Parking	additional \$20/car	Included- No Fee	Included- No Fee	
Offices	Three plus conference room	Five	Four offices/ one could be conference room	
Growth potential	No room for growth	Extra office could be a conference room or office space	Room in front of building for additional work stations	
Accessibility	Somewhat cumbersome	Good (second floor parking garage entrance)	Lots of parking	
Interior Restroom	In suite may or may not work One in shared hallway	Key access in shared hallway	One in suite	
Kitchen	Y, would need appliances	Kitchnette, appliances needed	Yes, appliances provided	
Janitorial	Y Addt \$2/sq ft (\$2462-year \$205-month)	None	Unk?	
<b>Annual Cost</b>	\$23,389 + \$ 3693 (Utilities) + \$2462 (Janitorial) + \$80 (parking) = <b>\$29,624</b>	<b>\$30,030</b>	\$30,760 + \$4200 (plus estimated utilities) = <b>\$34,960</b>	\$29,222 + \$4200 (plus estimated utilities)= <b>\$33,422</b>