

FOR LEASE

464 Southlake Boulevard

Southport Business Center · N. Chesterfield, VA 23236

\$13.50

per SF
NNN

TENANT REPAIRS CAPPED
Maximum \$2,400 per year to tenant

TOTAL SPACE

3,991 SF

TERM

5 Years

PARKING

8+ Spaces

AVAILABILITY

Immediate

SPACE DETAILS

Office	1,745 SF
Warehouse	2,246 SF
Total	3,991 SF

LEASE TERMS

Base Rent	\$13.50/SF NNN — 3% annual escalation
CAM / T&I / W&S	\$2.25/SF (adjusts to actual expenses)
HVAC	\$80.49/month (pre-negotiated contract)
Tenant Repairs	Capped at \$2,400/year (excl. roof & structure)
Utilities	Tenant pays directly (water/sewer in CAM)
Delivery	As-is · all mechanicals warranted 6 months

PROJECTED ESTIMATED PAYMENTS — 3% ANNUAL ESCALATION

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
\$5,391.39	\$5,553.13	\$5,719.73	\$5,891.32	\$6,068.06

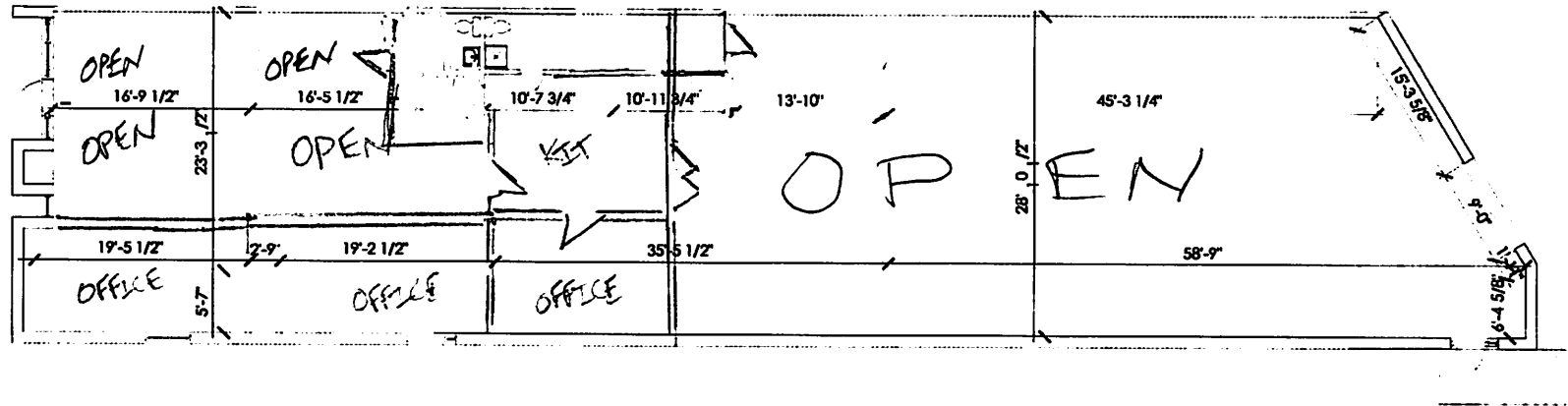


HENRY LISCIO COMPANY

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12704 Crimson Court, Suite 101, Henrico, VA 23233

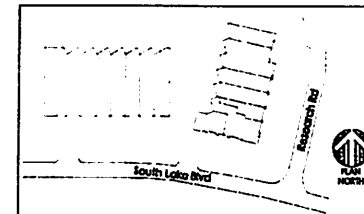
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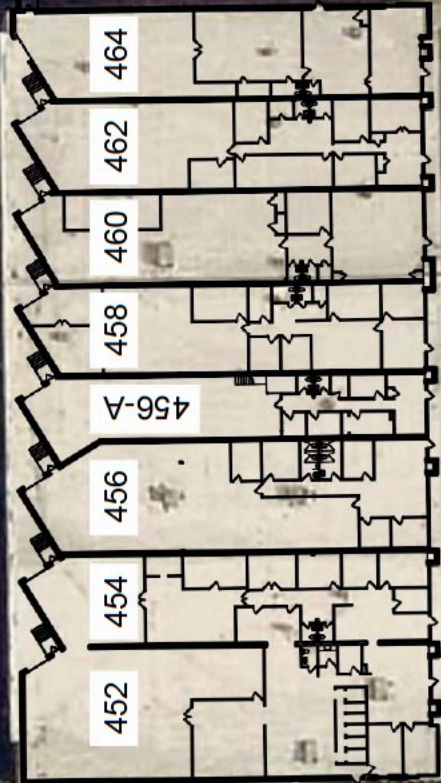


NOT TO SCALE OFFICES
 NOT TO SCALE HC BATHROOM
 APPROX. AREA SF MEASUREMENTS

RENTAL SPACE	AREA
UNIT 464	3,991 SF
OFFICE	1,745 SF
WAREHOUSE	2,246 SF



RESEARCH ROAD



SOUTHLAKE BOULEVARD

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