

Thank you for your interest in STE 204 E-G, located at 1712 6th Avenue, Tacoma, WA 98405. You asked for an outline of the perspective property and its conditions.

Outline of the Space discussed. STE 204, Office E-G are the minimal lease requirements. There are three additional offices which if interested in additional space (1120 square feet) I can provide an updated proposal.

Approximate Square Footage of Leased Space:

Office E 120 square feet

Office F 120 square feet

Office G 100 square feet

Total Square footage: 340

Additional amenities

Kitchen/Break Room

2 Employee only restrooms (shared with other Suites)

2 Customer Restrooms on Main Floor

Janitor services of Common areas

Key Fob Entries / Codes to each office door.

High Speed Internet

Base Rent for the space described is \$750 per month (\$26.47 per square foot per year). (See attached photo of schematic) Offices A-D and Reception are not included in pricing as you have not yet indicated interest in those spaces.

NNN – in addition to the base rent, you will be assessed (In Arears) each month your Suite's pro-rata share of the following below. Additionally, you will be surcharged a higher percentage for water use / power use due to the nature of the business (non-office operations). Amounts below are estimates, and will fluctuate if usage increases or decreases.

Included in NNN (Triple Net) calculations):

Janitor Common Area cleaning; Power; Water; Surface Water Runoff; Garbage/Recycling; Building Property Taxes; Building Hazard Insurance; Closed Circuit Surveillance; Supplies; Maintenance;

Pest Control (As Needed – Not currently charged)

Property Management: Not Currently Charged

In addition, the lease stipulates any other fees, due to building repairs, maintenance, etc can and will be assessed in the event they are required. Pest Control is as needed, and currently we do not use a property management company, however, an additional 5% of Total Lease / NNN will be assessed in the event we acquire one in the future.

NNN estimate is \$190 per month, or \$6.68 per square foot annually. This number oscillates with respect to the month due to power consumption of the building in colder months. I always instruct tenants to plan for a \$50 change in either direction so they will be prepared and never surprised. There can potentially be assessment if a new roof was needed, painting and other upkeep of the building. To date, I have made the following improvements and have never had to charge tenants, although I could have; but was able to eat the costs myself. This may not always be the case, but I strive not to pass the costs along unless necessary.

Roof Replaced: 2019

Electrical Replaced from 2018-2025 (Entire Building)

Plumbing replaced from 2018-2025 (Entire Building)

HVAC replaced from 2018-2025 (Basement 2025, 1st Floor 2018-2021)

Building Painted, Sealed 2025.

Here is an example of what January Invoice would look like for you if you were a tenant on 1 January 2026.

Base Rent: \$750 **Due on 1st of Month**

NNN: \$190 **Due on 15th of Month**

Parking Passes for Owner/ Employees (assume 3): \$105 **Due on 15th of Month**

Total Due on 1/1/2026 \$750

Total Due on 1/15/2026 \$190

Total Parking for the month: \$105

Total All: \$945 (Monthly Average)

.....
Deposit would be \$750.

All betterments / alterations would be at your expense and must be presented in writing prior to approval. Betterments must be made by a Licensed Contractor.

Proof of liability insurance in the amount of \$1Million / \$2Million listing Hexagon Holdings LLC as an Additional Named Insured w/Primary and Non-Contributory and Waiver of Subrogation Rights Clauses verbiage in the policy.

This document is Non-Binding and only an Estimate to help you with budget / feasibility.

Thank you!

Jerry Hallman
Hexagon Holdings LLC
President
253-314-6973
HexagonHoldingsLLC@Gmail.com