

440 Arrowwood Drive - Estimated FY Leasing Budget - DHS - Produced by SPI Real Estate 7\_31\_23

Rentable SF 25,414

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
<b>FY 23-24</b>													
Relocation Cost													\$ 420,000
Rent						\$ 47,016	\$ 47,016	\$ 47,016	\$ 47,016	\$ 47,016	\$ 47,016	\$ 47,016	\$ 329,111
Utilities, Janitorial, Maintenance (estimated @ \$.60/sf/month)						\$ 15,248	\$ 15,248	\$ 15,248	\$ 15,248	\$ 15,248	\$ 15,248	\$ 15,248	\$ 106,739
<b>Total Occupancy Cost</b>													<b>\$ 855,850</b>
<b>FY 24-25</b>													
Rent	\$ 47,016	\$ 47,016	\$ 47,016	\$ 47,016	\$ 47,016	\$ 48,426	\$ 48,426	\$ 48,426	\$ 48,426	\$ 48,426	\$ 48,426	\$ 48,426	\$ 574,064
Utilities, Janitorial, Maintenance	\$ 15,248	\$ 15,248	\$ 15,248	\$ 15,248	\$ 15,248	\$ 15,706	\$ 15,706	\$ 15,706	\$ 15,706	\$ 15,706	\$ 15,706	\$ 15,706	\$ 186,183
<b>Total Occupancy Cost</b>													<b>\$ 760,247</b>
<b>FY 25-26</b>													
Rent	\$ 48,426	\$ 48,426	\$ 48,426	\$ 48,426	\$ 48,426	\$ 49,879	\$ 49,879	\$ 49,879	\$ 49,879	\$ 49,879	\$ 49,879	\$ 49,879	\$ 591,286
Utilities, Janitorial, Maintenance	\$ 15,706	\$ 15,706	\$ 15,706	\$ 15,706	\$ 15,706	\$ 16,177	\$ 16,177	\$ 16,177	\$ 16,177	\$ 16,177	\$ 16,177	\$ 16,177	\$ 191,768
<b>Total Occupancy Cost</b>													<b>\$ 783,055</b>
<b>FY 26-27</b>													
Rent	\$ 49,879	\$ 49,879	\$ 49,879	\$ 49,879	\$ 49,879	\$ 51,376	\$ 51,376	\$ 51,376	\$ 51,376	\$ 51,376	\$ 51,376	\$ 51,376	\$ 609,025
Utilities, Janitorial, Maintenance	\$ 16,177	\$ 16,177	\$ 16,177	\$ 16,177	\$ 16,177	\$ 16,662	\$ 16,662	\$ 16,662	\$ 16,662	\$ 16,662	\$ 16,662	\$ 16,662	\$ 197,522
<b>Total Occupancy Cost</b>													<b>\$ 806,546</b>
<b>FY 27-28</b>													
Rent	\$ 51,376	\$ 51,376	\$ 51,376	\$ 51,376	\$ 51,376	\$ 52,917	\$ 52,917	\$ 52,917	\$ 52,917	\$ 52,917	\$ 52,917	\$ 52,917	\$ 627,295
Utilities, Janitorial, Maintenance	\$ 16,662	\$ 16,662	\$ 16,662	\$ 16,662	\$ 16,662	\$ 17,162	\$ 17,162	\$ 17,162	\$ 17,162	\$ 17,162	\$ 17,162	\$ 17,162	\$ 203,447
<b>Total Occupancy Cost</b>													<b>\$ 830,743</b>
<b>FY 28-29</b>													
Rent	\$ 52,917	\$ 52,917	\$ 52,917	\$ 52,917	\$ 52,917	\$ 54,504	\$ 54,504	\$ 54,504	\$ 54,504	\$ 54,504	\$ 54,504	\$ 54,504	\$ 646,114
Utilities, Janitorial, Maintenance	\$ 17,162	\$ 17,162	\$ 17,162	\$ 17,162	\$ 17,162	\$ 17,677	\$ 17,677	\$ 17,677	\$ 17,677	\$ 17,677	\$ 17,677	\$ 17,677	\$ 209,551
<b>Total Occupancy Cost</b>													<b>\$ 855,665</b>
<b>FY 29-30</b>													
Rent	\$ 54,504	\$ 54,504	\$ 54,504	\$ 54,504	\$ 54,504	\$ 56,139	\$ 56,139	\$ 56,139	\$ 56,139	\$ 56,139	\$ 56,139	\$ 56,139	\$ 665,498
Utilities, Janitorial, Maintenance	\$ 17,677	\$ 17,677	\$ 17,677	\$ 17,677	\$ 17,677	\$ 18,207	\$ 18,207	\$ 18,207	\$ 18,207	\$ 18,207	\$ 18,207	\$ 18,207	\$ 215,837
<b>Total Occupancy Cost</b>													<b>\$ 881,335</b>
<b>FY 30-31</b>													
Rent	\$ 56,139	\$ 56,139	\$ 56,139	\$ 56,139	\$ 56,139	\$ 57,824	\$ 57,824	\$ 57,824	\$ 57,824	\$ 57,824	\$ 57,824	\$ 57,824	\$ 685,463
Utilities, Janitorial, Maintenance	\$ 18,207	\$ 18,207	\$ 18,207	\$ 18,207	\$ 18,207	\$ 18,754	\$ 18,754	\$ 18,754	\$ 18,754	\$ 18,754	\$ 18,754	\$ 18,754	\$ 222,312
<b>Total Occupancy Cost</b>													<b>\$ 907,775</b>
<b>FY 31-32</b>													
Rent	\$ 57,824	\$ 57,824	\$ 57,824	\$ 57,824	\$ 57,824								\$ 289,118
Utilities, Janitorial, Maintenance	\$ 18,754	\$ 18,754	\$ 18,754	\$ 18,754	\$ 18,754								\$ 93,768
<b>Total Occupancy Cost</b>													<b>\$ 382,886</b>

**Notes:**

Base Rent is \$1.85/sf/month

In addition to Rent, County responsible for utilities, janitorial, and building maintenance and repairs (excluding structural elements like roof, walls, foundation, parking lot)

On spreadsheet both Rent and Utilities, Janitorial, Maintenance increased by 3% every December

Lease expires on 11/30/31 and has one 5-year option to extend lease term through 11/30/36