

# TNAR Building Suite B-1

**Location:** 911 Massachusetts Street, Lower Level. In the heart of downtown business district.

**Amenities:** Finished Suite, T1 fiber optic phone lines, CAT 6 in rooms, free utilities, ADA restrooms, wet sprinklered fire protection, solid core oak wood doors, mix of ceramic tile and carpeting, drop ceiling 9', conference room, offices, large coat and storage closet, two stairwells, and elevator.

**Suite size:** 2,043 square feet +/-

Access and Use to Common Areas including Restrooms

**Rental:** Gross (includes; utilities, common area maintenance, common area janitorial, taxes, insurance)

Year 1	\$1,500.00 month	\$18,000.00 annual
Year 2	\$1,555.00 month	\$18,660.00 annual
Year 3	\$1,600.00 month	\$19,200.00 annual
Year 4	\$1,655.00 month	\$19,860.00 annual
Year 5	\$1,700.00 month	\$20,400.00 annual

(No lease less than 3-year term is acceptable)

Option Years beyond 5 years is negotiable within 90 days of term expiration.

**Tenants:** Fedex  
Chipotle's Restaurant  
Saffee's  
Envy  
Lawrence Life Fellowship

**2<sup>nd</sup> Floor:** 2 and 3 bedroom Apartments

This suite is located in a secure building. Access only available by key or keypad code entry.

Brokers: Total real estate brokerage commission paid up to 5-year base term is 4.0% split 50/50 between brokerages.