



Industrial Lease Comp	
<b>Address:</b> 4512 Hollis St. Emeryville	
<b>Price:</b> \$13,000 per month gross	<b>Cost per sq.ft.:</b> \$0.72/sq.ft.*
<b>Building Size:</b> 18,000 sq. ft.	<b>Yard/Parking Area:</b> 18 cars off street
<b>Start Date:</b> June 1, 2016	<b>On Market:</b> 6 months
<b>Terms, Conditions, Comments:</b> 7 year lease with a 3 year option to renew –Base rent is adjusted annually by 2.5% for the initial 7 years and 3% annual increases for option renew period. Landlord gave Tenant 2.5 months of free rent (\$32,500 value) in exchange for the Tenant taking the space in “as- is” condition and Tenant will spend approx. \$100,000 of their own monies to improve ADA bathrooms, access and entry way along with other desired improvements to said space for their operations. *With free rent and Tenant’s money contributions the effective rent translates to \$0.76/sq. ft. gross for start of lease – June 1 , 2016	
<b>Landlord:</b> HFR Properties LP - Howard Robinson	<b>Tenant:</b> US Bionics Inc. dba Suit X
<b>Listing Broker:</b> Robinson Real Estate, Scott Robinson & Ben Enos	<b>Leasing Broker:</b> Same



**EMERYVILLE  
FLEX SPACE  
& OFFICE**

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***Available – 18,000 sq. ft. Flex Space or Light Manufacturing Shop With Heavy Power Large Off-Street Parking Yard***

***For Lease – 4512 Hollis Street (near 45<sup>th</sup> Street)***

- 2,725 sq.ft. office
- Showroom flex area possible
- Drive-In Loading & Dock Hi
- 400 amp, 3Phase – to be verified
- Great Natural Light
- Easy freeway access
- High Clear
- Sprinklers