

Office Suite Available
8560 E. 22nd Street
(SWC of 22nd Street and Camino Seco)

<u>SUITE NUMBER</u>	<u>RENTABLE SQUARE FOOTAGE</u>	<u>MONTHLY RENT</u>	<u>RATE PER SQ. FT.</u>
200	2,100	\$2,336.25	\$13.35
201	2,100	\$2,336.25	\$13.35

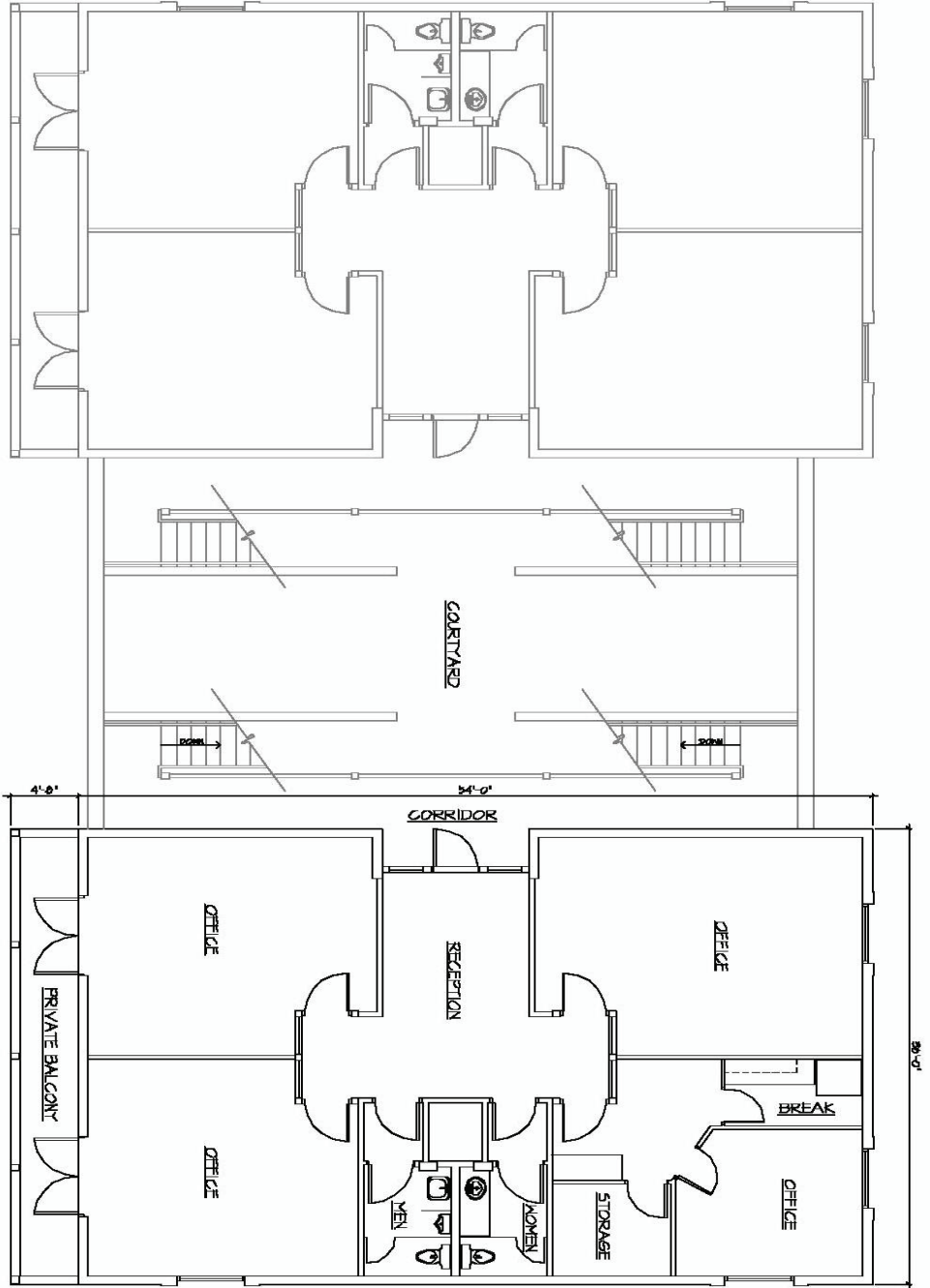
- ◆ Base Rent includes: common area maintenance, all utilities, real estate taxes and insurance
- ◆ Rate effective through December 31, 2008.
- ◆ Base Rent subject to:
 - a) Annual increase of three and one-half percent (3½%)
 - b) Annual operating expense adjustment after Base Year
 - c) Tenant pays janitorial
 - d) Rental tax of 2.5%



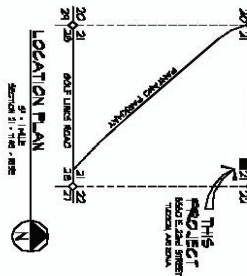
*M.A.S. will pay the securing Real Estate Representative a
LEASE COMMISSION of FIVE PERCENT (5%)
of the total Base Rent consideration (up to a five year term)*

*For More Information,
please contact:
Michael Stilb or Andrea Krug
at
(520) 888-5127*

10/28/08



EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



DEVELOPMENT DATA

OWNER/DEVELOPER: ROBIN OWEN, 8700 EAST CANYON SPRINGWAY, MESA, ARIZONA 85207
 TAX CODES: 18-09-010
 ZONING: C-1 (COMMERCIAL ZONE)
 PROPOSED USE: B OFFICE
 TYPE OF CONTRIBUTION: B OFFICE (NO CHANGE)
 NO. OF STORIES: 2 (2) STORIES
 TENANT AREA: 1800 SF.
 OCCUPANT LOAD: 9

DESCRIPTION

AMERICAN MORTGAGE IS THE TENANT OF THE OFFICE SUITE DESCRIBED HEREIN. THE OFFICE IS LOCATED ON THE SECOND FLOOR OF AN EXISTING BUILDING. THE SECOND FLOOR IS LESS THAN 8000 SF. AND THEREFORE EXEMPT FROM ADA ACCESSIBILITY REQUIREMENTS. THE SUITE IS LESS THAN 5000 SF. 510 OCCUPANTS, AND THEREFORE ONE SET IS REQUIRED. THIS PLAN REPRESENTS THE REVISIONS AND LOCATION OF EXISTING WALLS AND DOORS.

8560 E. 22ND STREET, SUITE 200

SECOND FLOOR PLAN

ACORN ASSOCIATES ARCHITECTURE LTD.
 1400 E. BROADWAY, SUITE 505
 TUCSON, AZ 85711 (520) 791-0855

PROFESSIONAL ARCHITECT
 STATE OF ARIZONA
 LICENSE NO. 12345
 EXPIRES 12/31/2024

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 05/15/2024

SHEET NO. 1 OF 1