



555 East Loockerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

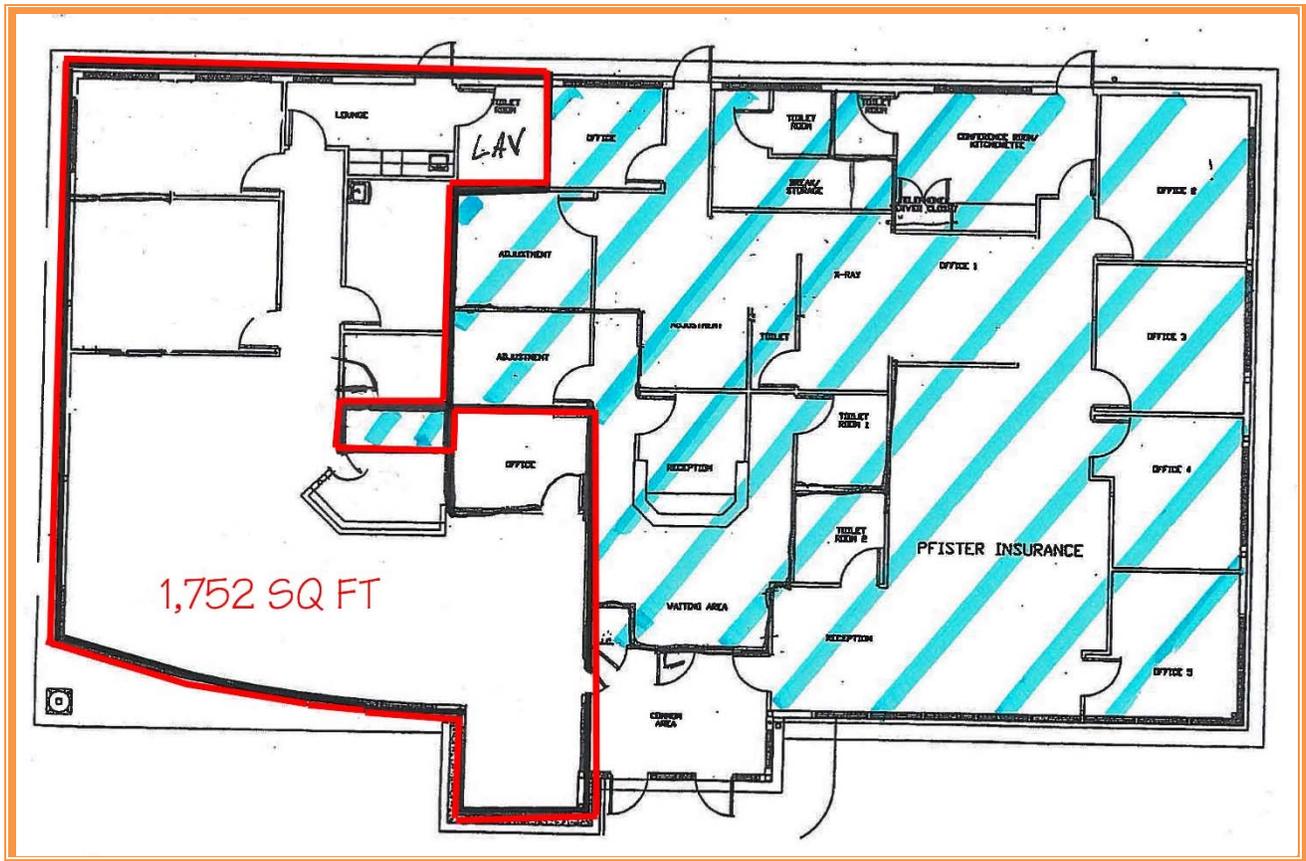
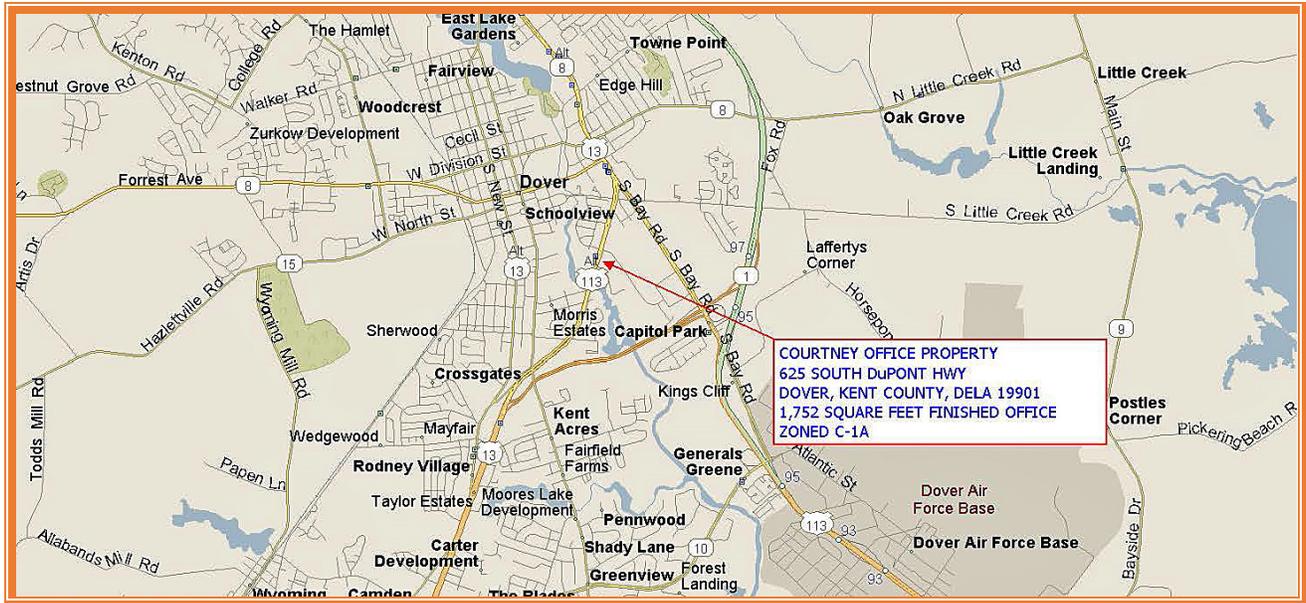
www.mcginnisrealty.com

COLONIAL PARTNERS OFFICE PROPERTY LEASE
625 SOUTH DuPONT HWY, DOVER, KENT COUNTY, DELAWARE 19901
FILE #220349 * MLS # N/A



TOTAL BUILDING AREA	5,011	sq ft +/-
SIZE OF SPACE	1,752	sq ft +/-
PERCENT OF AREA	34.96%	
BASE RENT	\$16.00	PSF
YEAR #1 BASE RENT	\$28,032	
ANNUAL INFLATOR	3.00%	
APPROX PASS-THRU CHARGES	\$0.00	PSF
YEAR #1 TOTAL ANNUAL RENT	\$16.00	PSF
YEAR #1 ANNUAL RENT	\$28,032	
YEAR #1 MONTHLY RENT	\$2,340	
YEAR #2 ANNUAL RENT		\$28,873
YEAR #2 MONTHLY RENT		\$2,410
YEAR #3 ANNUAL RENT		\$29,739
YEAR #3 MONTHLY RENT		\$2,480

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.



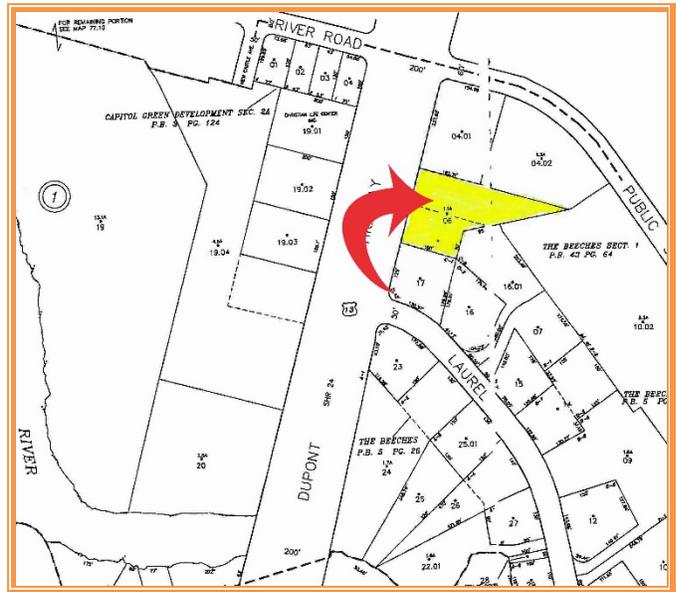
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