



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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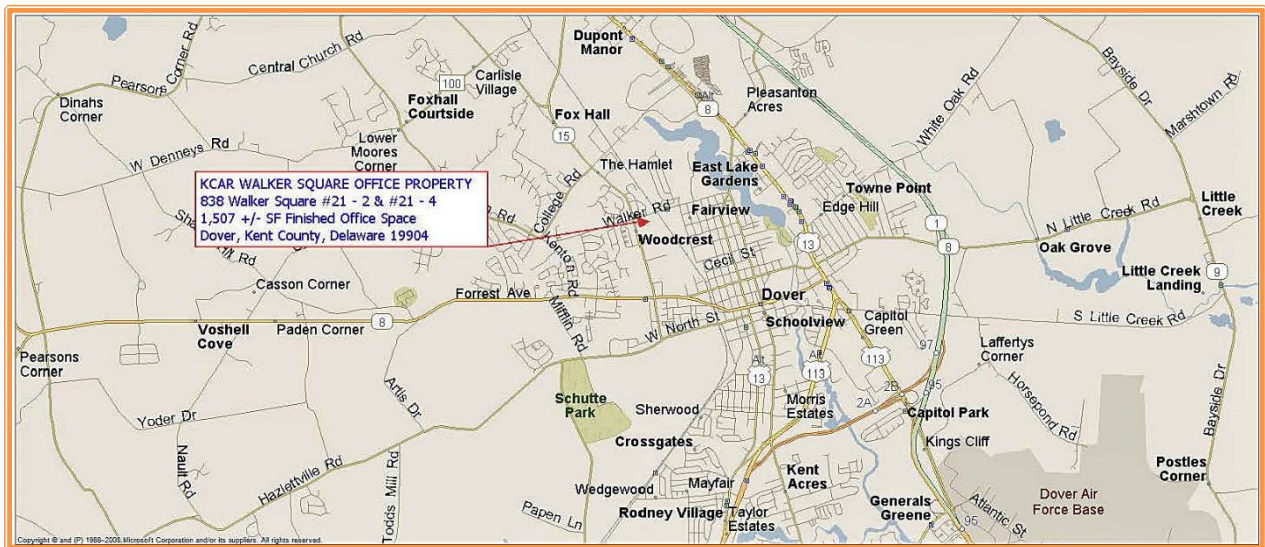
KCAR WALKER SQUARE OFFICE PROPERTY

838 WALKER SQUARE #21-2 & #21-4 * DOVER, KENT COUNTY, DELA 19904

OFFICE FILE # 216270 * MLS # 6904818



LEASE PRICE \$ 12,000 PER YEAR * \$1,000 PER MONTH * \$8.00 +/- PSF NET



ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.

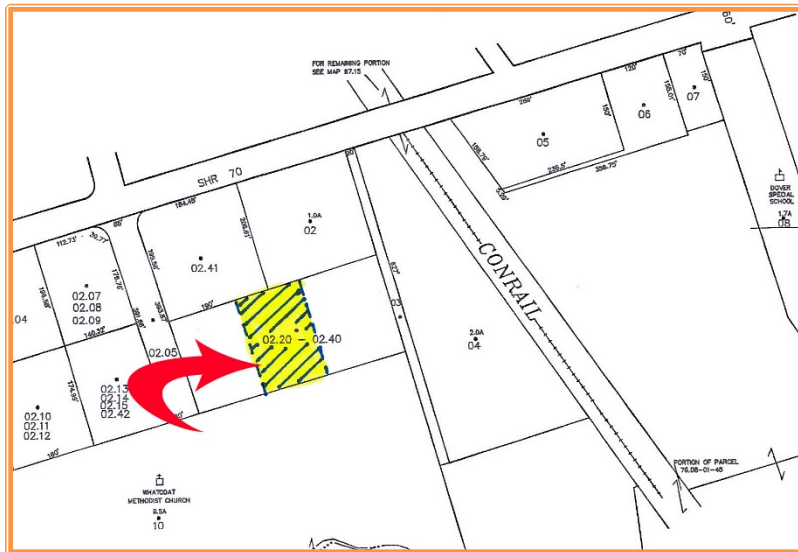
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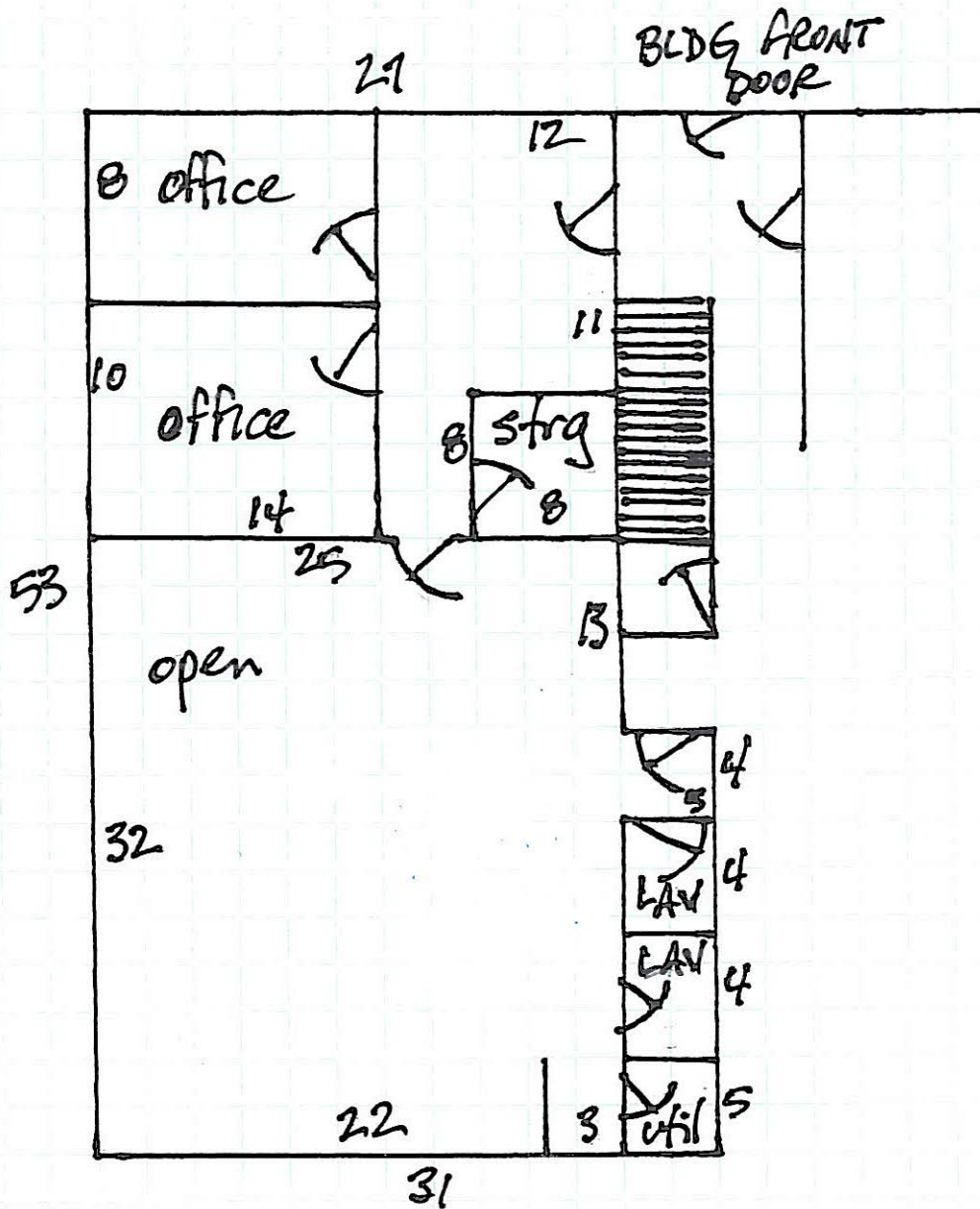
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<i>SIZE OF SPACE</i>	1,507	sq ft +/-
<i>% OF TOTAL AREA</i>	100.00%	
<i>BASE RENT</i>	\$7.96	PSF
<i>YEAR #1 BASE RENT</i>	\$12,000	
<i>ANNUAL INFLATOR</i>	3.00%	
<i>CAM FEE</i>	\$1.71	
<i>CAM CONTRIBUTION</i>	\$2,575	
<i>PROPERTY TAXES</i>	\$2,020	
<i>TAX CONTRIBUTION</i>	\$2,020	
<i>TAXES PSF</i>	\$1.34	
<i>HAZARD INSURANCE</i>	\$488	
<i>INSURANCE CONTRIBUTION</i>	\$488	
<i>INSURANCE PSF</i>	\$0.32	
<i>APPROX PASS-THRU CHARGES</i>	\$3.37	PSF
<i>YEAR #1 TOTAL ANNUAL RENT</i>	\$11.34	PSF
<i>YEAR #1 ANNUAL RENT</i>	\$17,082	
<i>YEAR #1 MONTHLY RENT</i>	\$1,423.54	
<i>YEAR #2 ANNUAL RENT</i>		\$17,442
<i>YEAR #2 MONTHLY RENT</i>		\$1,453.54
<i>YEAR #3 ANNUAL RENT</i>		\$17,813
<i>YEAR #3 MONTHLY RENT</i>		\$1,484.44

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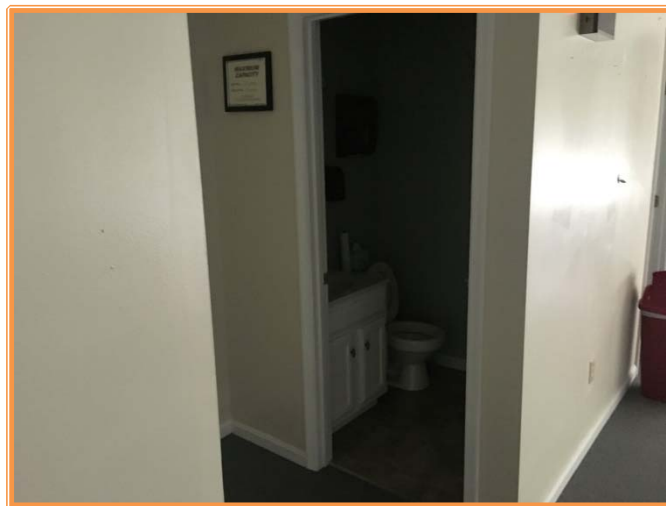


NOT TO SCALE
 APPROXIMATE DIMENSIONS

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