



555 East Loockerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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LEINER WALKER SQUARE OFFICE LEASE
846 Walker Square # 32-1 * Dover, Kent County, Delaware 19904
OFFICE FILE # 217288 * MLS # N/A



\$10.00 PER SQUARE FOOT NET LEASE

Tax Map Identification ED05 - 067.19 - 02 - 02.40

Deed Reference M - 50 - 113

Zoning CPO, Central Professional Office, City of Dover

Census Tract 408

Flood Hazard Map 10001C0166H; May 5, 2003

Bldg Area (sq ft) 1,800 SF +/-
Second Floor 1,800 SF +/-

| City Tax Assessment | Per Sq Ft | Rate | Tax | Per Sq Ft |
|---------------------|-----------|---------|----------|-----------|
| \$163,100 | \$90.61 | \$0.405 | \$660.56 | \$0.37 |

| County Tax Assessment | Per Sq Ft | Rate | Tax | Per Sq Ft |
|-----------------------|-----------|----------|------------|-----------|
| \$57,400 | \$31.89 | \$2.2464 | \$1,289.43 | \$0.72 |

| | | | | |
|---------------------------|--|--|------------|--------|
| TOTAL PROPERTY TAX | | | \$1,949.99 | \$1.08 |
|---------------------------|--|--|------------|--------|

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 LISTING BROKERAGE REPRESENTS SELLER * PAGE 1 OF 5 PAGES

**LEINER OFFICE
SECOND FLOOR 32-1**

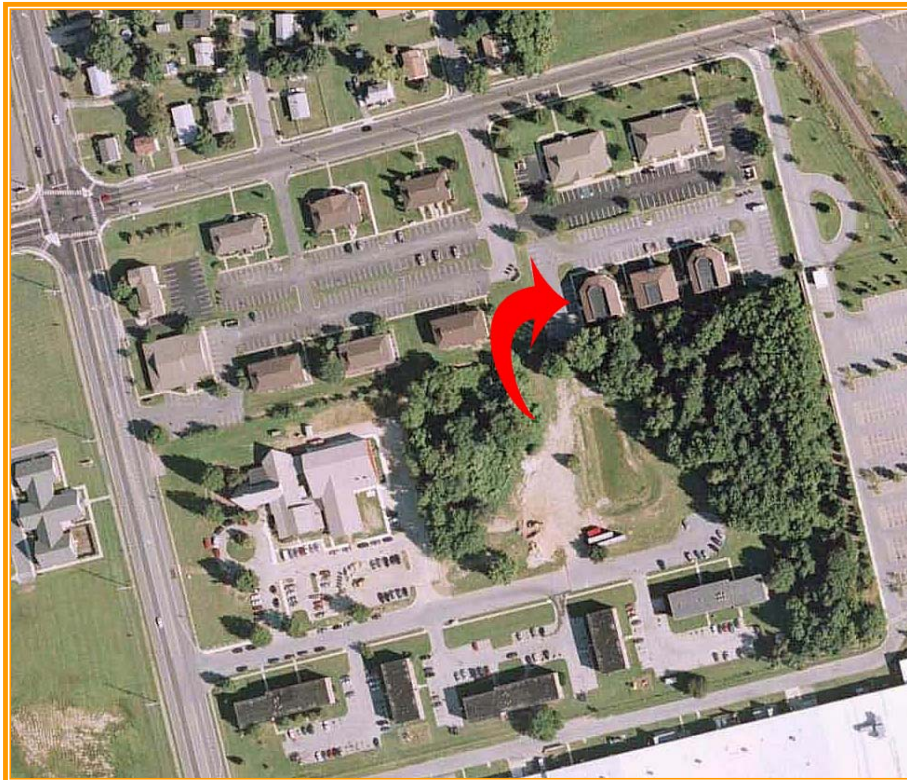
1,800 sf

| year #1 | total | per sq ft | monthly |
|---------------------------|--------------|------------------|-----------------|
| city tax | \$660.56 | \$0.37 | \$55.05 |
| county tax | \$1,289.43 | \$0.72 | \$107.45 |
| total property tax | \$1,949.99 | \$1.08 | \$162.50 |
| condo fees | \$3,195.50 | \$1.78 | \$266.29 |
| total pass through | \$5,145.49 | \$2.86 | \$428.79 |

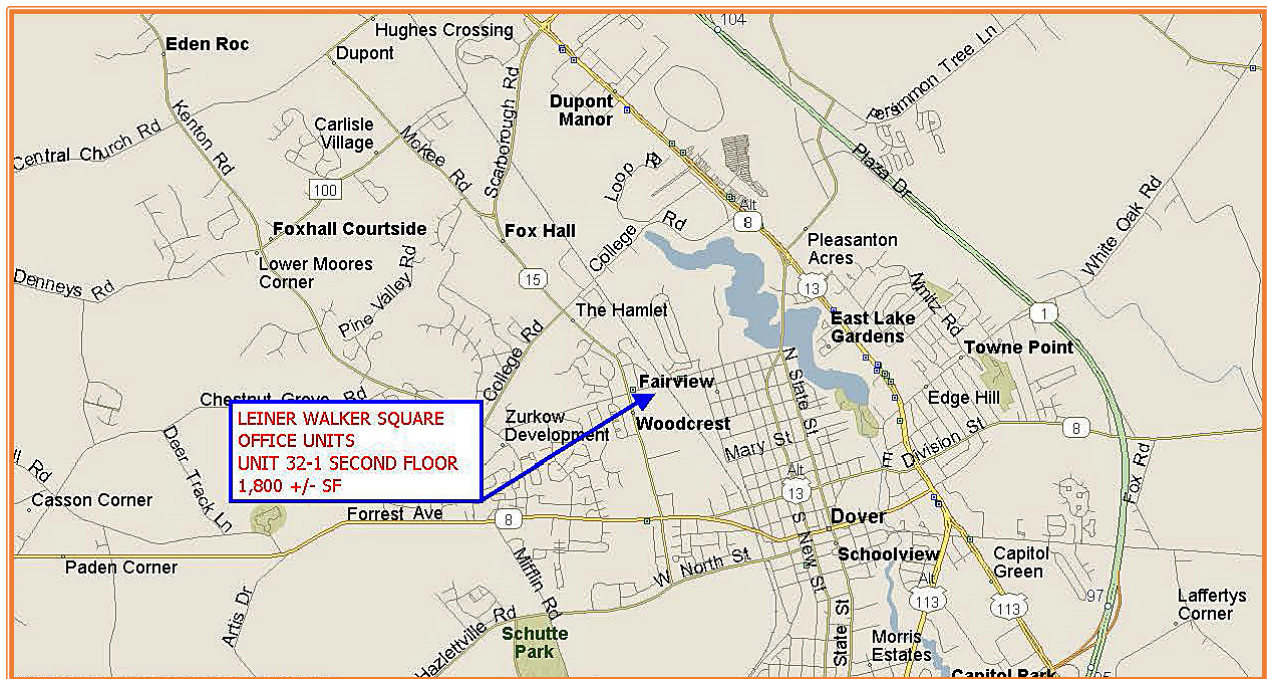
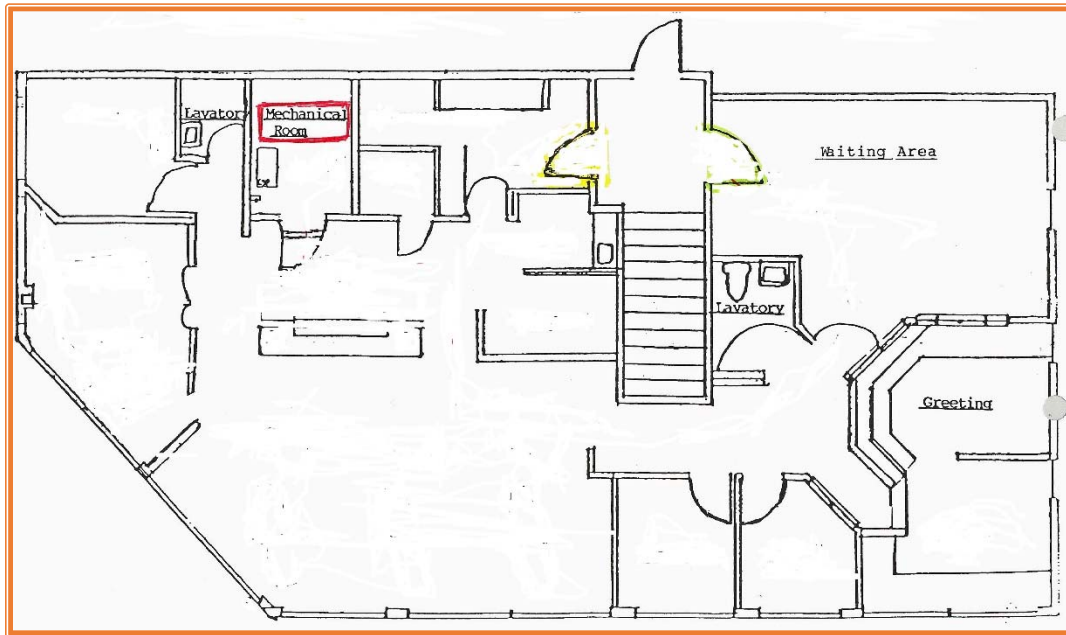
2017-18 PROPERTY TAX BILLING

| year #1 | rent | tax | condo | total |
|------------------|-------------|------------|--------------|--------------|
| psf | \$10.00 | \$1.08 | \$1.78 | \$12.86 |
| bldg area | 1,800 | 1,800 | 1,800 | 1,800 |
| annual | \$18,000.00 | \$1,949.99 | \$3,195.50 | \$23,145.49 |
| monthly | \$1,500.00 | \$162.50 | \$266.29 | \$1,928.79 |

Plus Utilities



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INTERIOR VIEW FRONT ENTRY & RECEPTION AREA



INTERIOR VIEW MAIN OPEN AREA



INTERIOR VIEW ISLAND AREA

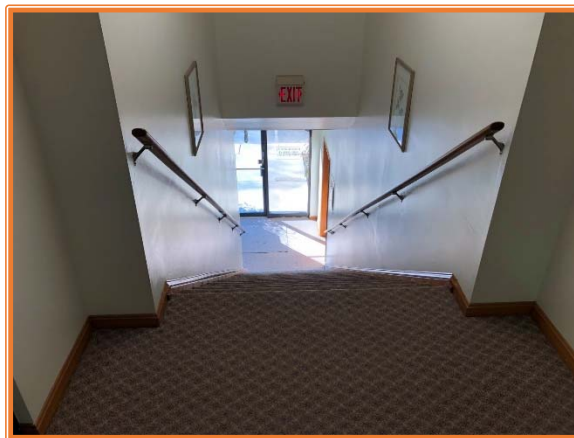
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INTERIOR VIEW FRONT OFFICE BANK



INTERIOR VIEW FRONT LAVATORY



INTERIOR VIEW FRONT ENTRY STAIRWAY

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