

555 East Loockerman St. Dover, Delaware 19901

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www.mcginnisrealty.com

CERTIFIX 1151 WALKER ROAD OFFICE LEASE PROPERTY 1151 Walker Road * Dover, Kent County, Delaware 19904 OFFICE FILE # 222373 * MLS # N/A



\$ 15.00 PER SQUARE FOOT GROSS LEASE

Tax Map Identification ED - 05 - 06718 - 01 - 7901 - 0000

Deed Reference D10944 - 343

Zoning IO, INSTITUTIONAL AND OFFICE, CITY OF DOVER

Census Tract 407

Flood Hazard Map 10001C0166H; ZONE X, MAY 5, 2003

Land Area			27,860	sq ft +/-	0.640	acre
	Frontage	181.50	If +/-			
	Depth	153.50	If +/-			
Bldg Area (sq ft)			6,000	sq ft +/-		
	Coverage Ratio		10.77%			
	Parking Spaces		28			
	Parking Ratio		4.67	per	1000	sq ft +/-
City Tax						
Assessment		Per Sq Ft	Rate	Tax	Per Sq Ft	
\$681,900		\$113.65	\$0.415	\$2,829.89	\$0.47	Bldg
County Tax						
Assessment		Per Sq Ft	Rate	Tax	Per Sq Ft	
\$205,400		\$34.23	\$2.8460	\$5,845.68	\$0.97	Bldg
OTAL PROPERTY T	AX			\$8,675,57	\$1.45	Blda

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PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.

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CERTIFIX LLC PROPERTY

SIZE OF SPACE	3,000	sq ft +/-
% OF TOTAL AREA	50.00%	
BASE RENT	\$15.00	PSF
YEAR #1 BASE RENT	\$45,000	
ANNUAL INFLATOR	3.00%	
CAM FEE	\$0.00	
CAM CONTRIBUTION	\$0.00	
PROPERTY TAXES	\$8,675.57	
TAX CONTRIBUTION TAXES PSF		
HAZARD INSURANCE	\$3,420.00	
INSURANCE CONTRIBUTION INSURANCE PSF		
APPROX PASS-THRU CHARGES	\$0.00	PSF
YEAR #1 TOTAL ANNUAL RENT	\$15.00	PSF
YEAR #1 ANNUAL RENT	\$45,000	
YEAR #1 MONTHLY RENT	\$3,750.00	

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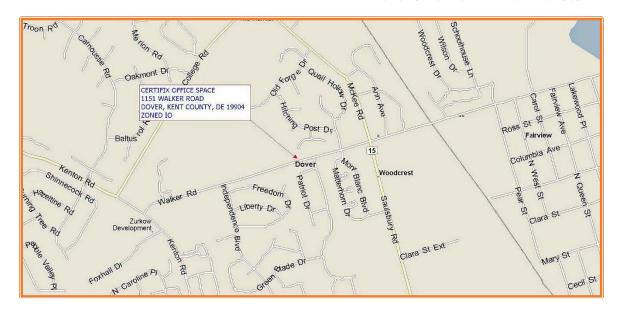
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EXTERIOR VIEW ADA RAMP TO FRONT ENTRY



EXTERIOR VIEW ADA RAMP AND PARKING LOT



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INTERIOR VIEW FIRST FLOOR LOBBY AND STAIRS DOWN



INTERIOR VIEW SECOND FLOOR RECEPTION AREA



INTERIOR SECOND FLOOR LANDING AREA

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INTERIOR VIEW SECOND FLOOR HALLWAY



INTERIOR VIEW SECOND FLOOR KITCHEN



INTERIOR VIEW TYPICAL OFFICE AREA

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