

4901 BROADWAY STREET SUITE 235

THE EXCHANGE
ALAMO HEIGHTS, TEXAS 78209

SPACE DETAILS:

- 1,029 square feet
- Two-story unit
- Kitchenette with dishwasher and refrigerator
- Two (2) tenant-controlled HVAC systems
- Two (2) private restrooms, one half-bath on the first level and one full bath on the second level

LEASE OVERVIEW:

- Term: 60 months (5 years)
- Monthly Base Rental Structure
 - Months 01-12 = \$1,850.00 (\$21.60/SF/year, \$1.80/SF/month)
 - Months 13-24 = \$1,880.00
 - Months 25-36 = \$1,910.00
 - Months 37-48 = \$1,940.00
 - Months 49-60 = \$1,970.00
- Additional Rent: Tenant responsible for proportionate share of real estate taxes and insurance, to be paid in monthly estimated installments (monthly estimates for 2025 are \$343.05/month) with Monthly Base Rental, adjusted at the end of each calendar year. Common area maintenance expenses not an additional assessment to tenant.
- Utilities: Tenant responsible for energy account management and expenses (CPS, separately metered), as well as any other necessary utilities specific to tenant's business. Water/sewer utility provided by Lessor.
- Security Deposit: \$1,970.00 due at lease signing
- Advance Deposit: \$2,193.05 due at lease signing, to be applied to first month's Rent
- Lessor Maintenance and Repairs: Lessor to maintain exterior structure, included appliances, and HVAC systems
- Tenant Parking: 3 spaces in designated area for tenant/employees