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Brannick Court Lease Outline

The following is an outline of the general terms for the lease at Brannick Court in Minooka, IL. Please read through the entire lease carefully, this is only an outline of the general terms.

- Phase 1 consists of the Ace Hardware anchor store and Spaces A – G.
- Lease space for Phase 1 is available in Unit G for a term of five years at \$18.00 per sq. foot. Lease space pricing for Phase II is provided below.

Phase 1: Current Tenants

Unit A – Ladies Workout Express
Unit B – Magic Nails
Unit C – Nextel
Unit D – State Farm Insurance
Unit E – Fantastic Sams Hair Salon
Unit F – DJ Liquors

Phase 2: Available Units

Unit H – \$18.00 psf (1,738 sf)
Units I – L – \$20.00 psf (1,368 sf)
Unit M – \$22.00 psf (2,045 sf)

Phase 1: Available Units

Unit G – \$18.00 psf (3,422 sf)

- Triple Net Lease - per attached lease
Estimated CAM is **\$3.00 psf** for Phase 1 & TBD at a later date for Phase 2
- Each tenant’s portion of the overhead cost will be calculated by a proration of the tenant’s lease space vs. the total building square footage (40,343 s.f.).
For example:

1,368 s.f.	=	3.39 %
1,738 s.f.	=	4.31 %
2,045 s.f.	=	5.07 %
- Landlord will provide a “Vanilla Box” buildout at the Landlord’s cost up to the amount of \$35.00 psf.

Peter M. Fleming
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Marquette Properties, Inc.
519 Franklin St., Ste. 102, Morris, IL 60450

BRANNICK ROAD

PROPERTY LINE 530.03'

LANDSCAPE AREA

TRASH ENCLOSURE

PIPE BOLLARD REFER TO DETAIL 7/A0-2

2
A0-2

LOADING

PIPE BOLLARD

22

B-3

PIPE BOLLARDS (TYPICAL)

HVAC EQUIPMENT (TYPICAL)

HC RAMP

PIPE BOLLARD REFER TO DETAIL 7/A0-2

2
A0-2

PIPE BOLLARDS

TRANSFORMER

LANDSCAPE AREA

ACE HARDWARE
7,992 SF

Ace Hardware

B-2

SPACE 'A'
1,520 SF

SPACE 'B'
1,520 SF

SPACE 'C'
1,520 SF

SPACE 'D'
1,520 SF

SPACE 'E'
1,520 SF

SPACE 'F'

SPACE 'G'
3,422 s/f

Quilt Shop

Magic Nails

KC Wireless

State Farm

Fantastic Sams

DJ Liquors

SPACE 'H'
1,738 SF

SPACE 'I'
1,368 SF

SPACE 'J'
1,368 SF

SPACE 'K'
1,368 SF

SPACE 'L'
1,368 SF

SPACE 'M'
2,045 SF

TRASH ENCLOSURE

PIPE BOLLARD

2
A0-2

Bean Encounters

SITE SIGN LOCATION

1 BT VAULT
4 WATER VALVE BOXES
SIGN

RIGHT-OF-WAY

PROPERTY LINE 530.03'

UTILITY POLE

UTILITY POLE

RIDGE ROAD

UTILITY POLE

PROPERTY LINE

12" CMP

UTILITY POLE

CUY WIRE

450.00'

50'-0"

50'-0"

18'-0"

30'-0"

18'-0"

32'-2 1/2"

25'-2 1/2"

30'-0"

61'-0"

27'-0"

36'-0"

27'-0"

36'-0"

27'-0"

36'-0"

27'-0"

36'-0"

27'-0"

36'-0"

27'-0"

18'-0"

15'-0"

24'-8"

15'-0"

21'-6"

18'-0"

87'-8"

1'-0"

18'-0"

15'-0"

21'-6"

18'-0"

87'-8"

1'-0"

18'-0"

68'-0"

15'-0"

28'-4"

28'-4"

153'-0"

13'-9 1/2"

12'-6"

32'-0"

36'-0"

25'-0"

18'-0"

21'-10"

25'-10"

25'-10"

34'-0"

18'-0"

34'-0"

24'-0"

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Morris, IL 60450
(815) 941-0207

City of Joliet

Village of
Shorewood

I-55

interchange

Concord Homes

Ridgeway Rd

I-80

Minooka
Jr. High & HS

Smykal
Homes

Indian
Ridge

Towncenter
Dev.

Grand
Ridge

Branmick Rd.

ACE

Village of
Minooka

Village of
Channahon

Meadowbrook
Homes

Neumann
Homes

Lakewood
Homes

Lakewood
Homes

Westwind
Estates

Bols Farm
Development

Sharp
Homes

Smykal
Homes

Pasquinelli
Homes

Kipling
Dev.

Jewel
Osco

US Route 6

Keating Dev.

Walgreens

Sharp Homes

Montalbano Homes