

Price Proposals

Received June 1, 2021

Received June 1, 2021		ALNASCO	Cooper Center	CTMgmt Group 1	CTMgmt Group 2	CTMgmt Group 3					
Length of Lease	Details	Cost / SF	Cost / SF	Cost / SF	Cost / SF	Cost / SF					
		703 W Housatonic St. Suite 1E	2nd floor 201 & 202	100 North St. 3rd fl	Clock Tower Bldg Bldg 12 3rd fl	Clock Tower Bldg Bldgs 5 & 12 3rd fl					
	BRPC build out costs	\$207,000.00	\$34.81	\$0.00	\$0.00	unknown	included in cost per SF	unknown	included in cost per SF	unknown	included in cost per SF
Three year lease	square footage	5946		5965		5900		5900		5800	
	annual lease year 1	\$95,136.00	\$16.00	\$77,545.00	\$13.00	\$165,200.00	\$28.00	\$165,200.00	\$28.00	\$162,400.00	\$28.00
	annual lease year 2	\$95,136.00	\$16.00	\$79,871.35	\$13.39	\$165,200.00	\$28.00	\$165,200.00	\$28.00	\$162,400.00	\$28.00
	annual lease year 3	\$95,136.00	\$16.00	\$82,267.49	\$13.79	\$165,200.00	\$28.00	\$165,200.00	\$28.00	\$162,400.00	\$28.00
	utilities	included		separate at a % of SF		included		included		included	
	build out costs annual 3yr lease	\$72,237.72	\$12.15	\$0.00							
	Avg cost for 3yr lease	\$167,373.72	\$28.15	\$79,894.61	\$13.39	\$165,200.00	\$28.00	\$165,200.00	\$28.00	\$162,400.00	\$28.00
Three Year Lease / Additional five year lease	Year 1	\$95,136.00	\$16.00	\$84,735.52	\$14.21	increase per CPI over previous term		increase per CPI over previous term		increase per CPI over previous term	
	Year 2	\$95,136.00	\$16.00	\$87,277.58	\$14.63						
	Year 3	\$95,136.00	\$16.00	\$89,895.91	\$15.07						
	Year 4	\$95,136.00	\$16.00	\$92,592.79	\$15.52						
	Year 5	\$95,136.00	\$16.00	\$95,370.57	\$15.99						
Four Year Lease	annual lease year 1	\$95,136.00	\$16.00	\$71,589.00	\$12.00	\$147,500.00	\$25.00	\$147,500.00	\$25.00	\$145,000.00	\$25.00
	annual lease year 2	\$95,136.00	\$16.00	\$73,727.40	\$12.36	\$147,500.00	\$25.00	\$147,500.00	\$25.00	\$145,000.00	\$25.00
	annual lease year 3	\$95,136.00	\$16.00	\$75,939.22	\$12.73	\$147,500.00	\$25.00	\$147,500.00	\$25.00	\$145,000.00	\$25.00
	annual lease year 4	\$95,136.00	\$16.00	\$78,217.40	\$13.11	\$147,500.00	\$25.00	\$147,500.00	\$25.00	\$145,000.00	\$25.00
	utilities	included		separate at a % of SF		included		included		included	
	build out costs annual 4yr lease	\$54,981.72	\$9.25	\$0.00							
Avg cost for 4yr lease	\$150,117.72	\$25.25	\$74,868.26	\$12.55	\$147,500.00	\$25.00	\$147,500.00	\$25.00	\$145,000.00	\$25.00	
Four Year Lease / Additional five year lease	Year 1	\$95,136.00	\$16.00	\$80,563.92	\$13.51	increase per CPI over previous term		increase per CPI over previous term		increase per CPI over previous term	
	Year 2	\$95,136.00	\$16.00	\$82,980.84	\$13.91						
	Year 3	\$95,136.00	\$16.00	\$85,470.26	\$14.33						
	Year 4	\$95,136.00	\$16.00	\$88,034.37	\$14.76						
	Year 5	\$95,136.00	\$16.00	\$90,675.40	\$15.20						
Five year lease	annual lease year 1	\$95,136.00	\$16.00	\$65,625.00	\$11.00	\$129,800.00	\$22.00	\$129,800.00	\$22.00	\$127,600.00	\$22.00
	annual lease year 2	\$95,136.00	\$16.00	\$67,583.45	\$11.33	\$129,800.00	\$22.00	\$129,800.00	\$22.00	\$127,600.00	\$22.00
	annual lease year 3	\$95,136.00	\$16.00	\$69,610.94	\$11.67	\$129,800.00	\$22.00	\$129,800.00	\$22.00	\$127,600.00	\$22.00
	annual lease year 4	\$95,136.00	\$16.00	\$71,699.28	\$12.02	\$129,800.00	\$22.00	\$129,800.00	\$22.00	\$127,600.00	\$22.00
	annual lease year 5	\$95,136.00	\$16.00	\$73,850.26	\$12.38	\$129,800.00	\$22.00	\$129,800.00	\$22.00	\$127,600.00	\$22.00
	utilities	included		separate at a % of SF		included		included		included	
	build out costs annual 5yr lease	\$44,634.24	\$7.51	\$0.00							
Avg cost for 5yr lease	\$139,770.24	\$23.51	\$69,673.79	\$11.68	\$129,800.00	\$22.00	\$129,800.00	\$22.00	\$127,600.00	\$22.00	
Five Year Lease / Additional five year lease	Year 1	\$95,136.00	\$16.00	\$76,065.77	\$12.75	increase per CPI over previous term		increase per CPI over previous term		increase per CPI over previous term	
	Year 2	\$95,136.00	\$16.00	\$78,347.74	\$13.13						
	Year 3	\$95,136.00	\$16.00	\$80,698.17	\$13.53						
	Year 4	\$95,136.00	\$16.00	\$83,119.12	\$13.93						
	Year 5	\$95,136.00	\$16.00	\$85,612.69	\$14.35						