

# Holmen Square Mall

## Commercial Leasing Terms

Length – 3 year lease example

Base Rent – Old Building: \$8.00/sq.ft  
New Out Building: \$14.00/sq.ft

Triple Net – Tenant pays proportionate share of:  
- Real Estate Taxes  
- Building Insurance  
- Common Area Maintenance charges

Utilities – Tenant pays on leased space

Space – Minimum size (Retail): 1,200 sq.ft

Uses - Retail, Office, Multi-use

Landlord responsibilities:

- provide “white box” with ready-to-paint walls
- provide electrical service to space
- provide HVAC rooftop unit for space
- provide plumbing to space

Tenant Responsibilities:

- all ductwork, electrical wiring, fixtures, lighting, ceiling, furnishings, flooring, decorating, anything else needed to successfully operate business

Current Tenants:

- Community Credit Union
- Ultimate Salon 2
- Simply Entrée
- Blue Cup Coffee Shop
- YMCA
- MCS Networks
- ProCellular Wireless Communications
- New Horizons Computer Learning Center
- Coaches Corner Sports
- ProCellular Wireless Communications
- Features Sports Bar and Grill
- Fitness Express - Holmen

Leasing Agent:

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