

# 211 S. Main St. Rental Rates + Discount

\*\*\*If tenant signs a 3 year lease landlord will give a 50% reduction in rent the first year, and a 25% discount the 2nd year. Full base rent would be paid the 3rd year.\*\*\*

Example: 1st year base rent: \$375 2nd year base rent: \$562.50 3rd year base rent: \$750

## **Base Rental rates:**

**Unit 1** - 211 Ground Level (211 Coffee Shop) \$750

**Unit 2** - 209 Ground Level (offices) \$750 (**Rented: Berea College**)

**Unit 3** - 211 Upstairs \$750

**Unit 4** - 209 Upstairs (includes loft) \$750

**Unit 5** - 211 Lower Level (211 meeting rooms) \$500

**Unit 6** - 209 Lower Level (Basement off of Parking lot) \$500 (**Rented: Nourish Yoga**)

**Utility costs (Water, Sewer, Garbage, Electric) per unit: \$140**

**Internet Access (Optional) add: \$40**

**\*\*\*All tenants must carry renters insurance on their personal belongings.\*\*\***

## **Example of total monthly payment:**

**Unit 1:** Base rent \$750 + \$140 (Utilities) + \$40 (Internet) = \$930

50% discount with 3 year lease: Base rent \$375 + \$140 (Utilities) + \$40 (Internet) = \$555 1st year, \$742.50 2nd year, \$930 3rd year.