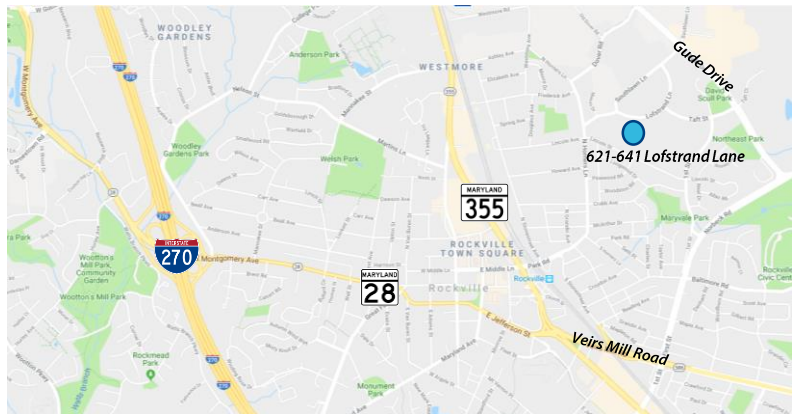




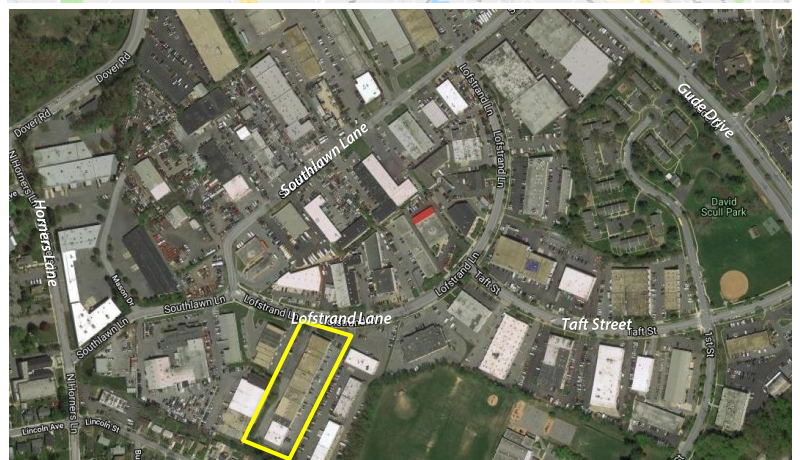
## Opportunity

- Building Size: 46,018 SF
- Available: 5,615 - 19,927 SF
- Sale Price: ~~\$6,950,000~~ **\$6,490,000**
- Lease Rate: \$13.50 (\$4.06 NNN)
- Zoning: I-L (Light Industrial) City of Rockville
- Site: 120,295 SF
- Occupancy: 57% (Fortune 200 Company)



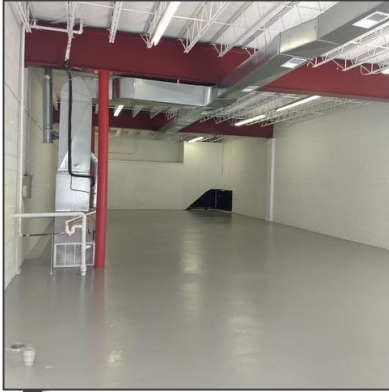
## Highlights

- Lab/Warehouse Space with A/C
- Skylights
- 8 Drive-in Bays/5.5 Dock Bays
- 4 Backup Generators (Tenant's)
- 750 KVA in Use with Additional 1,000 KVA Available
- 117 Striped Parking Spaces
- Security Fence with Electric Gate
- Ride-on Bus Services
- Easy Access to I-270, I-370, Rt. 355 and Rt. 200



Partnership. Performance.

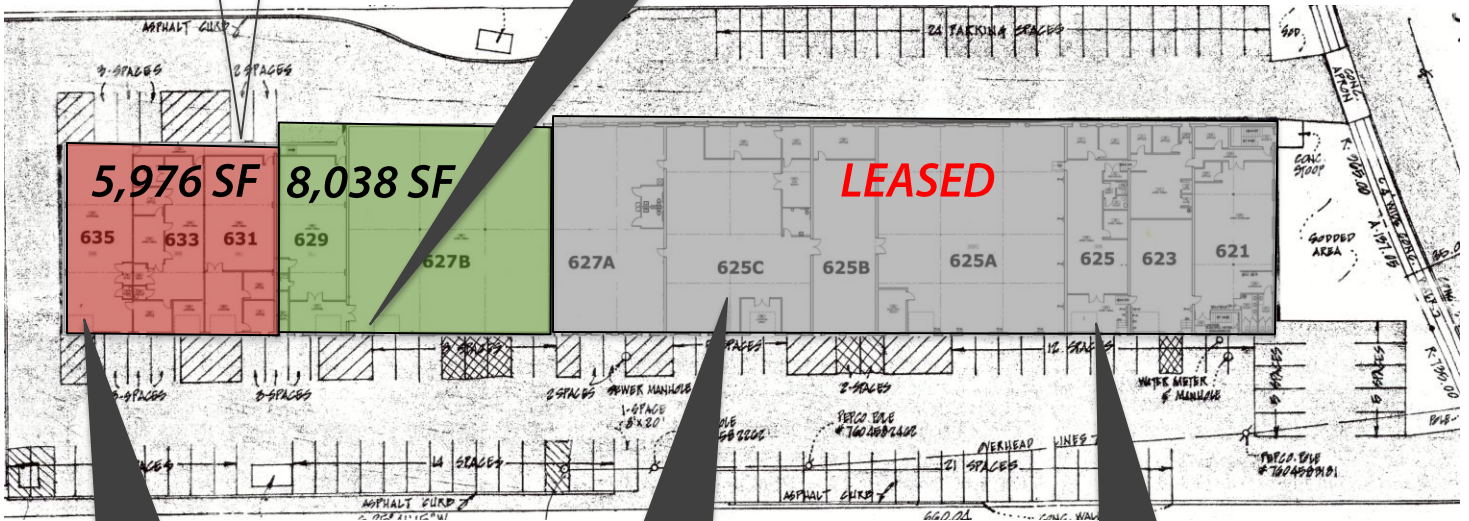
# 621-641 Lofstrand Lane, Rockville, Maryland



LOWER LEVEL



<b>5,615 SF</b>		
637	639	641



Tom Truxillo  
Senior Vice President  
D 301.417.1096  
tom.truxillo@avisonyoung.com

Ronayne Waldron  
Senior Vice President  
D 301.417.1092  
ronayne.waldron@avisonyoung.com

11921 Rockville Pike, Suite 200  
Rockville, MD 20852  
T 301.948.9870  
avisonyoung.com

# 621-641 Lofstrand Lane, Rockville, Maryland

## 621-641 Lofstrand Lane

### Projected Rent Schedule

LEASE YEAR	BEGIN DATE	END DATE	MONTHLY RENT	ANNUAL RENT*
1	10/1/19	9/30/20	\$47,935.00	\$575,225.00*
2	10/1/20	9/30/21	\$49,393.00	\$592,712.00
3	10/1/21	9/30/22	\$50,850.00	\$610,199.00
4	10/1/22	9/30/23	\$52,384.00	\$628,606.00
5	10/1/23	9/30/24	\$53,956.00	\$647,473.00
6	10/1/24	9/30/25	\$55,575.00	\$666,897.00
7	10/1/25	9/30/26	\$57,242.00	\$686,904.00
8	10/1/26	9/30/27	\$58,959.00	\$707,511.00
9	10/1/27	9/30/28	\$60,728.00	\$728,736.00
10	10/1/28	9/30/29	\$62,550.00	\$750,599.00

\*46,018 SF x \$12.50 PSF (3% Esc. Yrs 2-10)

### Purchase Price Sensitivity Analysis (PSF)

RETURN ON COST	NNN RENTAL RATE				
	\$12.50	\$12.88	\$13.26	\$13.66	\$14.07
6.00%	\$208.33**	\$214.58	\$221.00	\$227.67	\$234.50
6.10%	\$205.00	\$211.07	\$217.38	\$223.93	\$230.66
6.20%	\$201.61	\$207.66	\$213.87	\$220.32	\$226.94
6.30%	\$198.41	\$204.36	\$210.48	\$216.83	\$223.33
6.40%	\$195.31	\$201.17	\$207.19	\$213.44	\$219.84

\*\*Annual Rental Income/Cap Rate/SF



Tom Truxillo  
Senior Vice President  
D 301.417.1096  
tom.truxillo@avisonyoung.com

Ronayne Waldron  
Senior Vice President  
D 301.417.1092  
ronayne.waldron@avisonyoung.com

11921 Rockville Pike, Suite 200  
Rockville, MD 20852  
T 301.948.9870  
avisonyoung.com