

## FORMER IRON GRIP NINJA – GENOA SQUARE

### GENOA SQUARE

Rental Rate	N/A	Year Built	2009
Min. Divisible	2,780 SF	Lot Size	362,419 SF
Max. Contiguous	69,696 SF	Traffic Count	32,000
Property Type	Retail	Cross Streets	Grand River Ave
Property Subtype	Free Standing Bldg	Zoning Description	PUD
Building Size	26,548 SF		

### INITIAL DRAFT LOI (unsigned)

1. 5 to 10-year lease on approximately 5,000 sq/ft (\$3,750)
2. \$9 sq/ft
3. 2 months' free rent (\$7,500 value) plus 2% commission credit to be applied as months of free rent (amount TBD)
4. Lease Inclusions:
  - Designated employee veteran parking spaces behind leased space.
  - 5 Designated veteran parking spaces on west side of building.
  - Landlord will be responsible for all exterior maintenance and snow removal
  - Current signage to be removed by Landlord
  - Monument signage on Grand River Ave., front and rear building signage included in lease
  - Signage will be the responsibility of the tenant
  - Occasional use of green space on east side of property. (Approximately 1-2 times a year contingent on availability. Green space use to be approved by landlord in advance.
  - Tenant to pay utilities (gas, water, sewer, trash)
  - Owner to pay property taxes & association dues, if applicable.

### SPACE UTILIZATION

1. Parking bay for Dodge in winter.
2. Utilize bay for veteran BBQ's and outreach in summer.
3. Make all offices slightly larger to accommodate a small table and room to maneuver a wheelchair. (Difficult to have important and sensitive conversations around computer monitors. Also provides activity area for veteran's children during appointment.)
4. Add a classroom for veteran seminars. (Purchasing possible laptops in future for training)
5. Utilize classroom for veteran/local veteran organization meetings.
6. Utilize classroom for exercise groups like yoga.
7. Allot corner of classroom to small veteran library, reading area and display case.
8. Utilize classroom and vehicle bay for Turkey and Christmas give-aways.

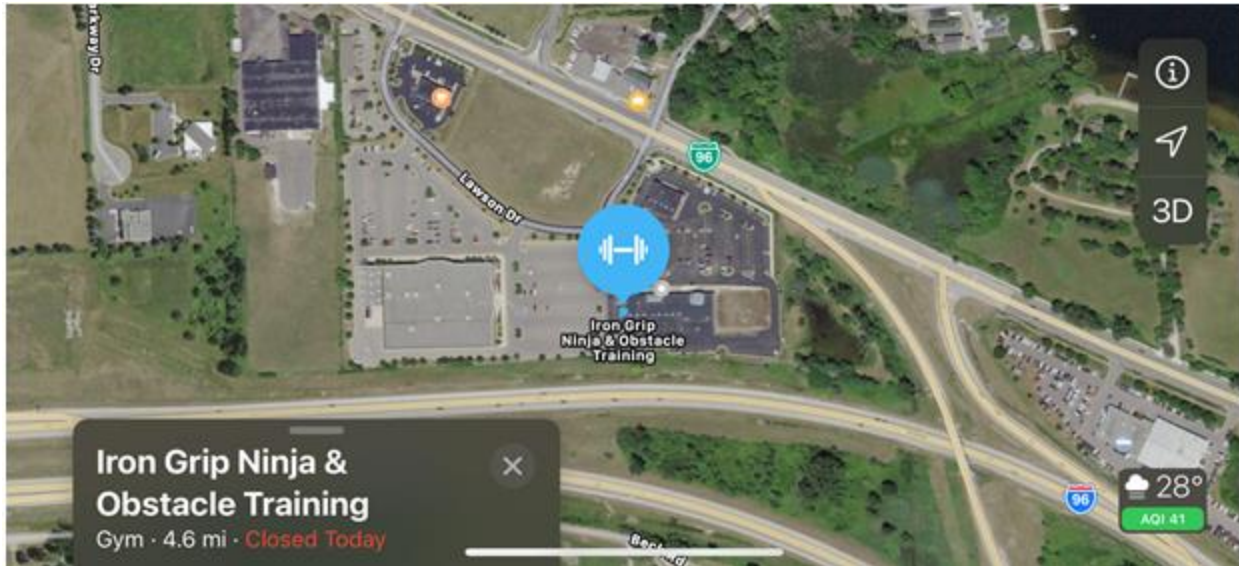
## FORMER IRON GRIP NINJA – GENOA SQUARE

9. Slightly enlarge café area in waiting room, possibly providing minor dividers for privacy. (Future initiative is to provide door to door transportation for our elderly veterans to meet up at the office to socialize and have coffee).



Proposed unit #1

FORMER IRON GRIP NINJA – GENOA SQUARE



FORMER IRON GRIP NINJA – GENOA SQUARE



FORMER IRON GRIP NINJA – GENOA SQUARE



FORMER IRON GRIP NINJA – GENOA SQUARE

