

**RIVER TO SEA TPO
OFFICE SPACE OPTIONS
SEPTEMBER 2017**

Location	Current		Monthly Cost		2570 W. ISB Daytona Beach with Tenant
	2570 ISB Office Space	700 Fentress Daytona Beach	Daytona International Airport	2570 W. ISB Daytona Beach with Tenant	
Square Feet	6,214	5,095	2,200	5,069	
Cost per Square Foot	16.00	11.00	26.62	16.00	
CAM* Charges	\$5.35	2.75	No Cam	5.35	
Yearly rent cost	\$132,669	\$70,056	\$58,564	\$108,223	
Monthly rent cost	\$11,056	\$4,950	\$4,880	\$9,019	
Renovations	\$0	\$45,000	\$76,252	\$3,780	
		Preliminary estimate Landlord will cover first \$10,000	Renovations \$220,000 landlord will cover \$143,748 and the TPO share is \$76,252		
	Rent increases .50 per year				
One Time Expense					
Relocating Telephone	NA	\$2,000 relocate rack, \$265 a drop for 20 drops = \$5,300 Total cost \$7,300	NA	NA	
Relocating AV	NA	\$20,000	NA	NA	
Moving expense	NA	\$4,700	\$4,700	NA	
Stationary, business cards, checks, signs	NA	\$2,335	\$2,335	NA	
Total one time cost	NA	\$34,335	\$14,335	\$0	
Meeting cost per meeting	\$50	\$50	\$360	\$50	
Average cost per month over a 10 year period	\$11,106	\$6,549	\$5,995	\$9,100	
Pros/Cons					
Pros	Good parking/good bus service/no moving expenses/excellent location	Cost/reasonable bus access/no sub tenant/parking adequate	Good parking/excellent location/high visibility/cost for conference room only as needed	Good parking/good bus service/no moving expenses/excellent location	
Cons	Indirect access/limited visibility/staff time \$4,642	Staff time \$4,642	Staff time \$4,642	negotiation	

NOTE: IT costs same for all choices
*COM: Common Area Maintenance





700 Femress Blvd
(New Location)

700 Catalina Drive
(Daytona Beach Airport)

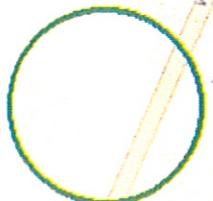
2570 W International Speedway Blvd
(Current Location)



700 Fentress Blvd
(New Location)



700 Catalina Drive
(Daytona Beach Airport)



2570 W International Speedway Blvd
(Current Location)

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