

SR # 2019-0279

SPACE AVAILABLE PROPOSAL

Lease # 12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR)		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER		CONTACT PERSON:	
		TELEPHONE NUMBER	
		EMAIL ADDRESS:	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 220 E. Kalamazoo St. Lansing, MI 48933		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:
		21,372	21,372
		% LEASED TO STATE:	
		100.00%	
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 100	
WHAT IS THE CURRENT ZONING? G-1 Business District		NUMBER OF HANDICAPPED PARKING SPACES: TBD	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 100	
INITIAL LEASE TERM: Twenty yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE <i>See Attached</i>		MONTHLY RENT <i>See Attached</i>	
SQ. FT. RATE			
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE 683,904.00		MONTHLY RENT 56,992.00	
SQ. FT. RATE 32.00			
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE 705,276.00		MONTHLY RENT 58,773.00	
SQ. FT. RATE 33.00			
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 4,050,000.00		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT: \$ 0.00	
RECYCLING AVAILABLE? <i>See Attached</i>		IS COST OF RECYCLING INCLUDED IN RATES?	
<input type="checkbox"/> None <input checked="" type="checkbox"/> Plastic <input checked="" type="checkbox"/> Glass <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Paper		<input type="radio"/> Yes <input checked="" type="radio"/> No	
		RECYCLING COST PER SQUARE FOOT <i>N/A</i>	
Indicate any of the following: <input type="checkbox"/> Free Rent for _____ Months <input type="checkbox"/> Tenant Improvement Allowance of \$ _____			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Telecom / Data		State	
Heat and Air Conditioning Utilities		State	
Electricity		State	
Water and Sewer		State	
Janitorial Services and Supplies (including Restroom)		State	
Water Well and/or Septic System Maintenance		Lessor	
Maintenance of Sidewalks, Curbs and Parking Lot		Lessor	
Pest Control		Lessor	
Alarm System Equipment		State	
Grounds Maintenance		Lessor	
Snow Removal		Lessor	
Dumpster Services		Lessor	
Maintenance of Portable Fire Extinguishers		Lessor	
Replacement of Tubes, Bulbs, LEDs		Lessor	
Building Maintenance (including Physical Plant)		Lessor	
Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.			
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of <u>EGLE</u> .			
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019			
This form must be completely filled in, signed, and returned to:		SIGNATURE(S):	
DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917		DATE:	
		NOT VALID UNLESS SIGNED & DATED	
		PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

SR# 2019-0279
Lease # 12062-2019
EGLE- Lansing

SPACE AVAILABLE PROPOSAL

INITIAL LEASE TERM: 20 years
SQ.FT. 21,372

	Annual Rate	Monthly Rent	Sq.Ft. Rate
Years 1-5	\$566,358.00	\$47,196.50	\$26.50
Years 6-10	\$598,416.00	\$49,868.00	\$28.00
Years 11-15	\$630,474.00	\$52,539.50	\$29.50
Years 16-20	\$662,532.00	\$55,211.00	\$31.00

SR # 2019-0279

SPACE AVAILABLE PROPOSAL

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State of Michigan—Department of Technology, Management & Budget - Real Estate Division

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PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER		CONTACT PERSON:	
		TELEPHONE NUMBER:	
		EMAIL ADDRESS:	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 3001 W. Main Street Lansing, MI 48917		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:
		21,372	21,372
		% LEASED TO STATE:	
		100.00%	
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 105	
WHAT IS THE CURRENT ZONING? H - Industrial		NUMBER OF HANDICAPPED PARKING SPACES: TBD	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 105	
INITIAL LEASE TERM: Twenty yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE <i>See Attached</i>		MONTHLY RENT <i>See Attached</i>	
SQ. FT. RATE			
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE 683,904.00		MONTHLY RENT 56,992.00	
SQ. FT. RATE 32.00			
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE 705,276.00		MONTHLY RENT 58,773.00	
SQ. FT. RATE 33.00			
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 4,200,000.00		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT: \$ 0.00	
RECYCLING AVAILABLE? <i>See Attached</i>		IS COST OF RECYCLING INCLUDED IN RATES?	
<input type="checkbox"/> None <input checked="" type="checkbox"/> Plastic <input checked="" type="checkbox"/> Glass <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Paper		<input type="radio"/> Yes <input checked="" type="radio"/> No	
		RECYCLING COST PER SQUARE FOOT <i>N/A</i>	
Indicate any of the following: <input type="checkbox"/> Free Rent for _____ Months <input type="checkbox"/> Tenant Improvement Allowance of \$ _____			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Telecom / Data		State	
Heat and Air Conditioning Utilities		State	
Electricity		State	
Water and Sewer		State	
Janitorial Services and Supplies (including Restroom)		State	
Water Well and/or Septic System Maintenance		Lessor	
Maintenance of Sidewalks, Curbs and Parking Lot		Lessor	
Pest Control		Lessor	
Alarm System Equipment		State	
Grounds Maintenance		Lessor	
Snow Removal		Lessor	
Dumpster Services		Lessor	
Maintenance of Portable Fire Extinguishers		Lessor	
Replacement of Tubes, Bulbs, LEDs		Lessor	
Building Maintenance (including Physical Plant)		Lessor	
Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.			
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of <u>EGLE</u> .			
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019			
This form must be completely filled in, signed, and returned to:		SIGNATURE: _____ DATE: _____	
DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917		NOT VALID UNLESS SIGNED & DATED PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

SR# 2019-0279
Lease # 12062-2019
EGLE- Lansing

SPACE AVAILABLE PROPOSAL

INITIAL LEASE TERM: 20 years
SQ.FT. 21,372

	Annual Rate	Monthly Rent	Sq.Ft. Rate
Years 1-5	\$566,358.00	\$47,196.50	\$26.50
Years 6-10	\$598,416.00	\$49,868.00	\$28.00
Years 11-15	\$630,474.00	\$52,539.50	\$29.50
Years 16-20	\$662,532.00	\$55,211.00	\$31.00

SR # 2019-0279

SPACE AVAILABLE PROPOSAL

Lease # 12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION

NAME OF PROPOSER (LESSOR):	CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)
ADDRESS OF PROPOSER:	CONTACT PERSON:
	TELEPHONE NUMBER:
	EMAIL ADDRESS:

PROPOSAL

PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 220 E. Kalamazoo St. Lansing, MI 48933	TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:	% LEASED TO STATE:
	21,372	21,372	100.00%
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No	TOTAL NUMBER OF ON-SITE PARKING SPACES: 100		
WHAT IS THE CURRENT ZONING? G-1 Business District	NUMBER OF HANDICAPPED PARKING SPACES: TBD		
	NUMBER OF ON-SITE PARKING SPACES FOR STATE: 100		
INITIAL LEASE TERM: Twenty yrs. CANCELLATION TYPE: Legislative with 90 -days notice			
ANNUAL RATE See Attached	MONTHLY RENT See Attached	SQ. FT. RATE	
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Legislative with 90 -days notice			
ANNUAL RATE 619,788.00	MONTHLY RENT 51,649.00	SQ. FT. RATE 29.00	
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Legislative with 90 -days notice			
ANNUAL RATE 641,160.00	MONTHLY RENT 53,430.00	SQ. FT. RATE 30.00	
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 4,050,000.00 LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT: \$ 0.00			

RECYCLING AVAILABLE? See Attached	IS COST OF RECYCLING INCLUDED IN RATES?	RECYCLING COST PER SQUARE FOOT N/A
<input type="checkbox"/> None <input checked="" type="checkbox"/> Plastic <input checked="" type="checkbox"/> Glass <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Paper	<input type="radio"/> Yes <input checked="" type="radio"/> No	

Indicate any of the following: ☒ Free Rent for 1 Months ☐ Tenant Improvement Allowance of \$ _____

SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:	Telecom / Data	State
Heat and Air Conditioning Utilities	Alarm System Equipment	State
Electricity	Grounds Maintenance	Lessor
Water and Sewer	Snow Removal	Lessor
Janitorial Services and Supplies (including Restroom)	Dumpster Services	Lessor
Water Well and/or Septic System Maintenance	Maintenance of Portable Fire Extinguishers	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	Replacement of Tubes, Bulbs, LEDs	Lessor
Pest Control	Building Maintenance (including Physical Plant)	Lessor

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By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of EGLE.

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DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917		
NOT VALID UNLESS SIGNED & DATED		
PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Revised: 9/11/2018

SR# 2019-0279
Lease # 12062-2019
EGLE- Lansing

SPACE AVAILABLE PROPOSAL

INITIAL LEASE TERM: 20 years
SQ.FT. 21,372

	Annual Rate	Monthly Rent	Sq.Ft. Rate
Years 1-5	\$534,300.00	\$44,525.00	\$25.00
Years 6-10	\$555,672.00	\$46,306.00	\$26.00
Years 11-15	\$577,044.00	\$48,087.00	\$27.00
Years 16-20	\$598,416.00	\$49,868.00	\$28.00

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PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 3001 W. Main Street Lansing, MI 48917		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:
		21,372	21,372
		% LEASED TO STATE:	
		100.00%	
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 105	
WHAT IS THE CURRENT ZONING? H - Industrial		NUMBER OF HANDICAPPED PARKING SPACES: TBD	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 105	
INITIAL LEASE TERM: Twenty yrs. CANCELLATION TYPE: Legislative with 0 -days notice			
ANNUAL RATE <u>See Attached</u>		MONTHLY RENT <u>See Attached</u>	
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Legislative with 0 -days notice		SQ. FT. RATE	
ANNUAL RATE 619,788.00		MONTHLY RENT 51,649.00	
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Legislative with 90 -days notice		SQ. FT. RATE 29.00	
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TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 4,200,000.00		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT: \$ 0.00	
RECYCLING AVAILABLE? <u>See Attached</u>		IS COST OF RECYCLING INCLUDED IN RATES?	
<input type="checkbox"/> None <input checked="" type="checkbox"/> Plastic <input checked="" type="checkbox"/> Glass <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Paper		<input type="radio"/> Yes <input checked="" type="radio"/> No	
		RECYCLING COST PER SQUARE FOOT <u>N/A</u>	
Indicate any of the following: <input checked="" type="checkbox"/> Free Rent for 1 Months <input type="checkbox"/> Tenant Improvement Allowance of \$ _____			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Telecom / Data		State	
Heat and Air Conditioning Utilities		State	
Electricity		State	
Water and Sewer		State	
Janitorial Services and Supplies (including Restroom)		State	
Water Well and/or Septic System Maintenance		Lessor	
Maintenance of Sidewalks, Curbs and Parking Lot		Lessor	
Pest Control		Lessor	
Alarm System Equipment		State	
Grounds Maintenance		Lessor	
Snow Removal		Lessor	
Dumpster Services		Lessor	
Maintenance of Portable Fire Extinguishers		Lessor	
Replacement of Tubes, Bulbs, LEDs		Lessor	
Building Maintenance (including Physical Plant)		Lessor	
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DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917		DATE:	
		NOT VALID UNLESS SIGNED & DATED	
		PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

Revised: 9/11/2018

SR# 2019-0279
Lease # 12062-2019
EGLE- Lansing

SPACE AVAILABLE PROPOSAL

INITIAL LEASE TERM: 20 years
SQ.FT. 21,372

	Annual Rate	Monthly Rent	Sq.Ft. Rate
Years 1-5	\$534,300.00	\$44,525.00	\$25.00
Years 6-10	\$555,672.00	\$46,306.00	\$26.00
Years 11-15	\$577,044.00	\$48,087.00	\$27.00
Years 16-20	\$598,416.00	\$49,868.00	\$28.00

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ)**Location: Greater Lansing Area, Michigan**

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

Loc.#1

Parking Requirement: 100 spaces

111 W. Edgewood Blvd, Lansing

- Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
1-5	\$ 35,620.00	\$ 427,440.00	\$ 20.00
6-10	\$ 39,327.36	\$ 471,928.30	\$ 22.08
11-15	\$ 43,420.58	\$ 521,046.97	\$ 24.38
16-20	\$ 47,939.83	\$ 575,277.96	\$ 26.92

- Renewal Option 1: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
21-25	\$ 52,929.45	\$ 635,153.35	\$ 29.72

- Renewal Option 2: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
26-30	\$ 58,438.39	\$ 701,260.63	\$ 32.81

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PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER		CONTACT PERSON:	
		TELEPHONE NUMBER:	
		EMAIL ADDRESS:	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 111 W. Edgewood Blvd Lansing, MI 48911 PID: 01-05-09-326-340		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:
		21,372	21,372
		% LEASED TO STATE:	
		100.00%	
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input type="radio"/> Yes <input checked="" type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 240	
WHAT IS THE CURRENT ZONING? Commercial		NUMBER OF HANDICAPPED PARKING SPACES: Per code	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 100 [as reqd]	
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE	427,440.00	MONTHLY RENT	35,620.00 <small>See attached Rent Increment Schedule</small>
		SQ. FT. RATE	20
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE	635,175.84	MONTHLY RENT	52,931.32
		SQ. FT. RATE	29.72
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE	701,215.32	MONTHLY RENT	58,434.61
		SQ. FT. RATE	32.81
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:	
RECYCLING AVAILABLE? <input type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper		IS COST OF RECYCLING INCLUDED IN RATES? <input checked="" type="radio"/> Yes <input type="radio"/> No	
		RECYCLING COST PER SQUARE FOOT	
Indicate any of the following: <input type="checkbox"/> Free Rent for _____ Months <input type="checkbox"/> Tenant Improvement Allowance of \$ _____			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Telecom / Data		State	
Heat and Air Conditioning Utilities		Lessor	
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Electricity		Lessor	
Grounds Maintenance		Lessor	
Water and Sewer		Lessor	
Snow Removal		Lessor	
Janitorial Services and Supplies (including Restroom)		Lessor	
Dumpster Services		Lessor	
Water Well and/or Septic System Maintenance		Lessor	
Maintenance of Portable Fire Extinguishers		Lessor	
Maintenance of Sidewalks, Curbs and Parking Lot		Lessor	
Replacement of Tubes, Bulbs, LEDs		Lessor	
Pest Control		Lessor	
Building Maintenance (including Physical Plant)		Lessor	
Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.			
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of <u>EGLE</u> .			
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		NOT VALID UNLESS SIGNED & DATED	
		PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ)**Location: Greater Lansing Area, Michigan**

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

Loc.#2

Parking Requirement: 100 spaces

5826 Executive Drive, Lansing

- Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
1-5	\$ 37,401.00	\$ 448,812.00	\$ 21.00
6-10	\$ 41,293.73	\$ 495,524.71	\$ 23.19
11-15	\$ 45,591.61	\$ 547,099.32	\$ 25.60
16-20	\$ 50,336.82	\$ 604,041.86	\$ 28.26

- Renewal Option 1: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
21-25	\$ 55,575.92	\$ 666,911.02	\$ 31.20

- Renewal Option 2: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
26-30	\$ 61,360.30	\$ 736,323.66	\$ 34.45

SR # 2019-0279

SPACE AVAILABLE PROPOSAL

Lease # 12062-2019

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PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER:		CONTACT PERSON:	
		TELEPHONE NUMBER:	
		EMAIL ADDRESS:	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 5826 Executive Drive Lansing, MI 48911 PID: 01-05-03-376-062		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES: % LEASED TO STATE:
		21,372	21,372 100.00%
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input type="radio"/> Yes <input checked="" type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 90	
WHAT IS THE CURRENT ZONING? Commercial Office		NUMBER OF HANDICAPPED PARKING SPACES: Per code	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 100 [as reqd]	
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE 448,812.00	MONTHLY RENT 37,401.00	See attached Rent Increment Schedule	SQ. FT. RATE 21
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE 666,806.40	MONTHLY RENT 55,567.20		SQ. FT. RATE 31.20
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE 736,265.40	MONTHLY RENT 61,355.45		SQ. FT. RATE 34.45
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:	
RECYCLING AVAILABLE? <input type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper		IS COST OF RECYCLING INCLUDED IN RATES? <input checked="" type="radio"/> Yes <input type="radio"/> No	
		RECYCLING COST PER SQUARE FOOT _____	
Indicate any of the following: <input type="checkbox"/> Free Rent for _____ Months <input type="checkbox"/> Tenant Improvement Allowance of \$ _____			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Heat and Air Conditioning Utilities	<input checked="" type="checkbox"/> Lessor	Telecom / Data	<input checked="" type="checkbox"/> State
Electricity	<input checked="" type="checkbox"/> Lessor	Alarm System Equipment	<input checked="" type="checkbox"/> State
Water and Sewer	<input checked="" type="checkbox"/> Lessor	Grounds Maintenance	<input checked="" type="checkbox"/> Lessor
Janitorial Services and Supplies (including Restroom)	<input checked="" type="checkbox"/> Lessor	Snow Removal	<input checked="" type="checkbox"/> Lessor
Water Well and/or Septic System Maintenance	<input checked="" type="checkbox"/> Lessor	Dumpster Services	<input checked="" type="checkbox"/> Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	<input checked="" type="checkbox"/> Lessor	Maintenance of Portable Fire Extinguishers	<input checked="" type="checkbox"/> Lessor
Pest Control	<input checked="" type="checkbox"/> Lessor	Replacement of Tubes, Bulbs, LEDs	<input checked="" type="checkbox"/> Lessor
		Building Maintenance (including Physical Plant)	<input checked="" type="checkbox"/> Lessor
Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.			
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of <u>EGLE</u> .			
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019			
This form must be completely filled in, signed, and returned to:		SIGNATURE(S): DATE:	
DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917		<div style="background-color: black; width: 100%; height: 40px;"></div>	
NOT VALID UNLESS SIGNED & DATED			
PROPOSAL INCLUDES ATTACHMENTS:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ)**Location: Greater Lansing Area, Michigan**

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

Loc.#3

Parking Requirement: 100 spaces

2445 Jolly Rd., Okemos, MI

- Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
1-5	\$ 42,744.00	\$ 512,928.00	\$ 24.00
6-10	\$ 47,192.83	\$ 566,313.96	\$ 26.50
11-15	\$ 52,104.70	\$ 625,256.37	\$ 29.26
16-20	\$ 57,527.80	\$ 690,333.56	\$ 32.30

- Renewal Option 1: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
21-25	\$ 63,515.34	\$ 762,184.03	\$ 35.66

- Renewal Option 2: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
26-30	\$ 70,126.06	\$ 841,512.75	\$ 39.37

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER:		CONTACT PERSON:	
		TELEPHONE NUMBER:	
		EMAIL ADDRESS:	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 2445 Jolly Road Okemos, MI 48864 PID: 06-06-04-101-017		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:
		26,783	21,372
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input type="radio"/> Yes <input checked="" type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 107	
		NUMBER OF HANDICAPPED PARKING SPACES: Per code	
WHAT IS THE CURRENT ZONING? GO		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 100	
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE	512,928.00	MONTHLY RENT	42,744.00 <small>See attached Rent Increment Schedule</small>
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE	762,125.52	MONTHLY RENT	63,510.46
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE	841,415.64	MONTHLY RENT	70,117.97
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:	
RECYCLING AVAILABLE? <input type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper		IS COST OF RECYCLING INCLUDED IN RATES? <input checked="" type="radio"/> Yes <input type="radio"/> No	
		RECYCLING COST PER SQUARE FOOT	
Indicate any of the following: <input type="checkbox"/> Free Rent for _____ Months <input type="checkbox"/> Tenant Improvement Allowance of \$ _____			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Heat and Air Conditioning Utilities	Lessor	Telecom / Data	State
Electricity	Lessor	Alarm System Equipment	State
Water and Sewer	Lessor	Grounds Maintenance	Lessor
Janitorial Services and Supplies (including Restroom)	Lessor	Snow Removal	Lessor
Water Well and/or Septic System Maintenance	Lessor	Dumpster Services	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	Lessor	Maintenance of Portable Fire Extinguishers	Lessor
Pest Control	Lessor	Replacement of Tubes, Bulbs, LEDs	Lessor
		Building Maintenance (including Physical Plant)	Lessor
Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.			
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of <u>EGLE</u> .			
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019			
This form must be completely filled in, signed, and returned to:		SIGNATURE(S):	
DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917		DATE:	
		<div style="background-color: black; width: 100%; height: 40px;"></div>	
		NOT VALID UNLESS SIGNED & DATED	
		PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ)**Location: Greater Lansing Area, Michigan**

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

Loc.#4

Parking Requirement: 100 spaces

Vacant Land - 5 & 13 Earl Ave., East Lansing

- Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
1-5	\$ 48,977.50	\$ 587,730.00	\$ 27.50
6-10	\$ 54,075.12	\$ 648,901.41	\$ 30.36
11-15	\$ 59,703.30	\$ 716,439.59	\$ 33.52
16-20	\$ 65,917.27	\$ 791,007.20	\$ 37.01

- Renewal Option 1: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
21-25	\$ 72,777.99	\$ 873,335.86	\$ 40.86

- Renewal Option 2: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
26-30	\$ 80,352.78	\$ 964,233.36	\$ 45.12

SR # 2019-0279

SPACE AVAILABLE PROPOSAL

Lease # 12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION

NAME OF PROPOSER (LESSOR):	CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)
ADDRESS OF PROPOSER:	CONTACT PERSON:
	TELEPHONE NUMBER:
	EMAIL ADDRESS:

PROPOSAL

PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: Earl Ave. & Coolidge Rd - Maynard Prof Centre, Units 5 & 13 Earl Ave., East Lansing, MI 48823 PID: 19-20-50-35-401-010; 33-20-01-02-226-014,015	TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:	% LEASED TO STATE:
	21,372	21,372	100.00%
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input type="radio"/> Yes <input checked="" type="radio"/> No	TOTAL NUMBER OF ON-SITE PARKING SPACES: 100		
WHAT IS THE CURRENT ZONING?	NUMBER OF HANDICAPPED PARKING SPACES: Per code		
	NUMBER OF ON-SITE PARKING SPACES FOR STATE: 100		

INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION TYPE: Executive with 90 -days notice

ANNUAL RATE 587,730.00 MONTHLY RENT 48,977.50 See attached Rent Increment Schedule SQ. FT. RATE 27.50

RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice

ANNUAL RATE 873,259.92 MONTHLY RENT 72,771.66 SQ. FT. RATE 40.86

RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice

ANNUAL RATE 964,304.64 MONTHLY RENT 80,358.72 SQ. FT. RATE 45.12

TOTAL DEVELOPMENT COST OR REMODELING COST: LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:

RECYCLING AVAILABLE? <input type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper	IS COST OF RECYCLING INCLUDED IN RATES? <input checked="" type="radio"/> Yes <input type="radio"/> No	RECYCLING COST PER SQUARE FOOT
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Indicate any of the following: ☐ Free Rent for _____ Months ☐ Tenant Improvement Allowance of \$ _____

SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data	State
Heat and Air Conditioning Utilities	Lessor	Alarm System Equipment	State
Electricity	Lessor	Grounds Maintenance	Lessor
Water and Sewer	Lessor	Snow Removal	Lessor
Janitorial Services and Supplies (including Restroom)	Lessor	Dumpster Services	Lessor
Water Well and/or Septic System Maintenance	Lessor	Maintenance of Portable Fire Extinguishers	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	Lessor	Replacement of Tubes, Bulbs, LEDs	Lessor
Pest Control	Lessor	Building Maintenance (including Physical Plant)	Lessor

Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.

By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of EGLE.

PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019

This form must be completely filled in, signed, and returned to: DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917	SIGNATURE(S): DATE: NOT VALID UNLESS SIGNED & DATED PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ)**Location: Greater Lansing Area, Michigan**

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

Loc.#5

Parking Requirement: 100 spaces

Vacant Land - 3151 Coleman Rd, East Lansing

- Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
1-5	\$ 46,306.00	\$ 555,672.00	\$ 26.00
6-10	\$ 51,125.57	\$ 613,506.79	\$ 28.71
11-15	\$ 56,446.76	\$ 677,361.07	\$ 31.69
16-20	\$ 62,321.78	\$ 747,861.35	\$ 34.99

- Renewal Option 1: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
21-25	\$ 68,808.28	\$ 825,699.36	\$ 38.63

- Renewal Option 2: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
26-30	\$ 75,969.90	\$ 911,638.81	\$ 42.66


SR # 2019-0279

SPACE AVAILABLE PROPOSAL

Lease # 12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER:		CONTACT PERSON:	
		TELEPHONE NUMBER:	
		EMAIL ADDRESS:	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 3151 Coleman Rd, East Lansing, MI 48823 Coolidge & Coleman Rd		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES: % LEASED TO STATE:
		21,372	21,372 100.00%
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input type="radio"/> Yes <input checked="" type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 100	
WHAT IS THE CURRENT ZONING? Office		NUMBER OF HANDICAPPED PARKING SPACES: Per code	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 100	
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE 555,672.00	MONTHLY RENT 46,306.00	See attached Rent Increment Schedule	SQ. FT. RATE 26
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE 825,600.36	MONTHLY RENT 68,800.03		SQ. FT. RATE 38.63
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE 911,729.52	MONTHLY RENT 75,977.46		SQ. FT. RATE 42.66
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:	
RECYCLING AVAILABLE? <input type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper		IS COST OF RECYCLING INCLUDED IN RATES? <input checked="" type="radio"/> Yes <input type="radio"/> No	
		RECYCLING COST PER SQUARE FOOT	
Indicate any of the following: <input type="checkbox"/> Free Rent for _____ Months <input type="checkbox"/> Tenant Improvement Allowance of \$ _____			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Heat and Air Conditioning Utilities	<input checked="" type="checkbox"/> Lessor	Telecom / Data	<input checked="" type="checkbox"/> State
Electricity	<input checked="" type="checkbox"/> Lessor	Alarm System Equipment	<input checked="" type="checkbox"/> State
Water and Sewer	<input checked="" type="checkbox"/> Lessor	Grounds Maintenance	<input checked="" type="checkbox"/> Lessor
Janitorial Services and Supplies (including Restroom)	<input checked="" type="checkbox"/> Lessor	Snow Removal	<input checked="" type="checkbox"/> Lessor
Water Well and/or Septic System Maintenance	<input checked="" type="checkbox"/> Lessor	Dumpster Services	<input checked="" type="checkbox"/> Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	<input checked="" type="checkbox"/> Lessor	Maintenance of Portable Fire Extinguishers	<input checked="" type="checkbox"/> Lessor
Pest Control	<input checked="" type="checkbox"/> Lessor	Replacement of Tubes, Bulbs, LEDs	<input checked="" type="checkbox"/> Lessor
		Building Maintenance (including Physical Plant)	<input checked="" type="checkbox"/> Lessor
Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.			
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of <u>EGLE</u> .			
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019			
This form must be completely filled in, signed, and returned to:		SIGNATURE(S): DATE:	
DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917		 NOT VALID UNLESS SIGNED & DATED PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

Revised: 9/11/2018

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ)**Location: Greater Lansing Area, Michigan**

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

Loc.#6

Parking Requirement: 100 spaces

Vacant Land - I-69 @ Webster Rd, Bath, MI

- Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
1-5	\$ 46,306.00	\$ 555,672.00	\$ 26.00
6-10	\$ 51,125.57	\$ 613,506.79	\$ 28.71
11-15	\$ 56,446.76	\$ 677,361.07	\$ 31.69
16-20	\$ 62,321.78	\$ 747,861.35	\$ 34.99

- Renewal Option 1: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
21-25	\$ 68,808.28	\$ 825,699.36	\$ 38.63

- Renewal Option 2: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
26-30	\$ 75,969.90	\$ 911,638.81	\$ 42.66

SR # 2019-0279

SPACE AVAILABLE PROPOSAL

Lease # 12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER:		CONTACT PERSON:	
		TELEPHONE NUMBER:	
		EMAIL ADDRESS:	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: I-69 @ Webster Rd., Bath, MI 48808 PID: 010-020-400-015-00, -020-00, -020-01, -025-01 Interchange Site		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:
		21,372	21,372
		% LEASED TO STATE:	
		100.00%	
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input type="radio"/> Yes <input checked="" type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 100	
WHAT IS THE CURRENT ZONING? Development		NUMBER OF HANDICAPPED PARKING SPACES: Per code	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 100	
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE	555,672.00	MONTHLY RENT	46,306.00 See attached Rent Increment Schedule
		SQ. FT. RATE	26
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE	825,600.36	MONTHLY RENT	68,800.03
		SQ. FT. RATE	38.63
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE	911,729.52	MONTHLY RENT	75,977.46
		SQ. FT. RATE	42.66
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:	
RECYCLING AVAILABLE? <input type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper		IS COST OF RECYCLING INCLUDED IN RATES? <input type="radio"/> Yes <input type="radio"/> No	
		RECYCLING COST PER SQUARE FOOT	
Indicate any of the following: <input type="checkbox"/> Free Rent for _____ Months <input type="checkbox"/> Tenant Improvement Allowance of \$ _____			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Heat and Air Conditioning Utilities	Lessor	Telecom / Data	State
Electricity	Lessor	Alarm System Equipment	State
Water and Sewer	Lessor	Grounds Maintenance	Lessor
Janitorial Services and Supplies (including Restroom)	Lessor	Snow Removal	Lessor
Water Well and/or Septic System Maintenance	Lessor	Dumpster Services	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	Lessor	Maintenance of Portable Fire Extinguishers	Lessor
Pest Control	Lessor	Replacement of Tubes, Bulbs, LEDs	Lessor
		Building Maintenance (including Physical Plant)	Lessor
Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.			
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of <u>EGL</u> .			
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019			
This form must be completely filled in, signed, and returned to:		SIGNATURE(S):	
DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917		DATE:	
		<div style="background-color: black; width: 100%; height: 40px; margin-bottom: 5px;"></div> NOT VALID UNLESS SIGNED & DATED PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ)**Location: Greater Lansing Area, Michigan**

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

Loc.#7

Parking Requirement: 100 spaces

Vacant Land - 6200 Pine Hollow Dr, East Lansing

- Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
1-5	\$ 49,868.00	\$ 598,416.00	\$ 28.00
6-10	\$ 55,058.30	\$ 660,699.62	\$ 30.91
11-15	\$ 60,788.81	\$ 729,465.76	\$ 34.13
16-20	\$ 67,115.76	\$ 805,389.15	\$ 37.68

- Renewal Option 1: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
21-25	\$ 74,101.22	\$ 889,214.70	\$ 41.61

- Renewal Option 2: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
26-30	\$ 81,813.74	\$ 981,764.88	\$ 45.94

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER		CONTACT PERSON:	
		TELEPHONE NUMBER:	
		EMAIL ADDRESS:	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 6200 Pine Hollow Dr., East Lansing, MI 48823 PID: 02-02-04-301-006		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:
		21,372	21,372
		% LEASED TO STATE:	
		100.00%	
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input type="radio"/> Yes <input checked="" type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 100	
WHAT IS THE CURRENT ZONING? R/PO, Commercial/Office		NUMBER OF HANDICAPPED PARKING SPACES: Per code	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 100	
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE	598,416.00	MONTHLY RENT	49,868.00 <small>See attached Rent Increment Schedule</small>
		SQ. FT. RATE	28
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE	889,288.92	MONTHLY RENT	74,107.41
		SQ. FT. RATE	41.61
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE	981,829.68	MONTHLY RENT	81,819.14
		SQ. FT. RATE	45.94
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:	
RECYCLING AVAILABLE? <input type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper		IS COST OF RECYCLING INCLUDED IN RATES? <input checked="" type="radio"/> Yes <input type="radio"/> No	
		RECYCLING COST PER SQUARE FOOT	
Indicate any of the following: <input type="checkbox"/> Free Rent for _____ Months <input type="checkbox"/> Tenant Improvement Allowance of \$ _____			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Heat and Air Conditioning Utilities	<input checked="" type="checkbox"/> Lessor	Telecom / Data	<input checked="" type="checkbox"/> State
Electricity	<input checked="" type="checkbox"/> Lessor	Alarm System Equipment	<input checked="" type="checkbox"/> State
Water and Sewer	<input checked="" type="checkbox"/> Lessor	Grounds Maintenance	<input checked="" type="checkbox"/> Lessor
Janitorial Services and Supplies (including Restroom)	<input checked="" type="checkbox"/> Lessor	Snow Removal	<input checked="" type="checkbox"/> Lessor
Water Well and/or Septic System Maintenance	<input checked="" type="checkbox"/> Lessor	Dumpster Services	<input checked="" type="checkbox"/> Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	<input checked="" type="checkbox"/> Lessor	Maintenance of Portable Fire Extinguishers	<input checked="" type="checkbox"/> Lessor
Pest Control	<input checked="" type="checkbox"/> Lessor	Replacement of Tubes, Bulbs, LEDs	<input checked="" type="checkbox"/> Lessor
		Building Maintenance (including Physical Plant)	<input checked="" type="checkbox"/> Lessor
Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.			
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of <u>EGLE</u> .			
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019			
This form must be completely filled in, signed, and returned to:		SIGNATURE(S):	
DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917		DATE:	
		<div style="background-color: black; width: 100%; height: 40px; margin-bottom: 5px;"></div> NOT VALID UNLESS SIGNED & DATED PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ)**Location: Greater Lansing Area, Michigan**

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

Loc.#8

Parking Requirement: 100 spaces

Vacant Land - E. Saginaw St., Haslett, MI 48840

- Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
1-5	\$ 49,868.00	\$ 598,416.00	\$ 28.00
6-10	\$ 55,058.30	\$ 660,699.62	\$ 30.91
11-15	\$ 60,788.81	\$ 729,465.76	\$ 34.13
16-20	\$ 67,115.76	\$ 805,389.15	\$ 37.68

- Renewal Option 1: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
21-25	\$ 74,101.22	\$ 889,214.70	\$ 41.61

- Renewal Option 2: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate
26-30	\$ 81,813.74	\$ 981,764.88	\$ 45.94

SR # 2019-0279

SPACE AVAILABLE PROPOSAL

Lease # 12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER		CONTACT PERSON:	
		TELEPHONE NUMBER:	
		EMAIL ADDRESS:	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: E. Saginaw ST. & Marsh Rd, Haslett, MI 48840 PID: 010-034-300-155-04		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES: % LEASED TO STATE:
		21,372	21,372 100.00%
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input type="radio"/> Yes <input checked="" type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 100	
WHAT IS THE CURRENT ZONING? R/PO, Commercial/Office		NUMBER OF HANDICAPPED PARKING SPACES: Per code	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 100	
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE	598,416.00	MONTHLY RENT	49,868.00 See attached Rent Increment Schedule SQ. FT. RATE 28
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE	889,288.92	MONTHLY RENT	74,107.41 SQ. FT. RATE 41.61
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE	981,829.68	MONTHLY RENT	81,819.14 SQ. FT. RATE 45.94
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:	
RECYCLING AVAILABLE? <input type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper		IS COST OF RECYCLING INCLUDED IN RATES? <input type="radio"/> Yes <input type="radio"/> No	
		RECYCLING COST PER SQUARE FOOT	
Indicate any of the following: <input type="checkbox"/> Free Rent for _____ Months <input type="checkbox"/> Tenant Improvement Allowance of \$_____			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Heat and Air Conditioning Utilities	Lessor	Telecom / Data	State
Electricity	Lessor	Alarm System Equipment	State
Water and Sewer	Lessor	Grounds Maintenance	Lessor
Janitorial Services and Supplies (including Restroom)	Lessor	Snow Removal	Lessor
Water Well and/or Septic System Maintenance	Lessor	Dumpster Services	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	Lessor	Maintenance of Portable Fire Extinguishers	Lessor
Pest Control	Lessor	Replacement of Tubes, Bulbs, LEDs	Lessor
		Building Maintenance (including Physical Plant)	Lessor
Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.			
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of <u>EGLE</u> .			
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019			
This form must be completely filled in, signed, and returned to:		SIGNATURE(S):	
DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917		DATE:	
		NOT VALID UNLESS SIGNED & DATED	

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER:		CONTACT PERSON:	
		TELEPHONE NUMBER:	
		EMAIL ADDRESS:	

PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 1161 E. Clark Rd. Dewitt, MI 48820	TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:	% LEASED TO STATE:
	230,673	21,649	9%
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No	TOTAL NUMBER OF ON-SITE PARKING SPACES: 1,436		
WHAT IS THE CURRENT ZONING? Commercial	NUMBER OF HANDICAPPED PARKING SPACES: 30		
	NUMBER OF ON-SITE PARKING SPACES FOR STATE: 100		

INITIAL LEASE TERM: Twenty yrs. CANCELLATION TYPE: Executive *See attached* with *attached* 90 days notice

ANNUAL RATE	\$411.331	MONTHLY RENT	\$34.277.58	SQ. FT. RATE	\$19
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RENEWAL OPTION:	Five yrs.	CANCELLATION TYPE:	Standard	with	90 -days notice
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ANNUAL RATE	\$562,874	MONTHLY RENT	\$46,906.17	SQ. FT. RATE	\$26
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RENEWAL OPTION:	Five yrs.	CANCELLATION TYPE:	Standard	with	90 -days notice
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ANNUAL RATE	\$548,853	MONTHLY RENT	\$49,071.08	SQ. FT. RATE	\$27.20
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TOTAL DEVELOPMENT COST OR REMODELING COST: \$693,806	LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT: 0
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RECYCLING AVAILABLE? <input type="checkbox"/> None <input checked="" type="checkbox"/> Plastic <input checked="" type="checkbox"/> Glass <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Paper	IS COST OF RECYCLING INCLUDED IN RATES? <input checked="" type="radio"/> Yes <input type="radio"/> No	RECYCLING COST PER SQUARE FOOT <u>06</u>
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Indicate any of the following: ☐ Free Rent for 0 Months ☐ Tenant Improvement Allowance of \$ 0

SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data	State
Heat and Air Conditioning Utilities	Lessor	Alarm System Equipment	Lessor
Electricity	Lessor	Grounds Maintenance	Lessor
Water and Sewer	Lessor	Snow Removal	Lessor
Janitorial Services and Supplies (including Restroom)	Lessor	Dumpster Services	Lessor
Water Well and/or Septic System Maintenance	Lessor	Maintenance of Portable Fire Extinguishers	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	Lessor	Replacement of Tubes, Bulbs, LEDs	Lessor
Pest Control	Lessor	Building Maintenance (including Physical Plant)	Lessor

By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of EGLE.

PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE:

This form must be completely filled in, signed, and returned to:

SIGNATURE

PROPOSAL INCLUDES ATTACHMENTS: ☒ YES ☐ NO

June 24, 2019

State of MI SR# 2019-0279 EGLE

21,649 SF

1161 E. Clark Rd.

Dewitt, MI 48820

Proposed Rental Rates \$ / SF

Year 1 and 2	\$19.00
Year 3 and 4	\$19.60
Year 5 and 6	\$20.20
Year 7 and 8	\$21.80
Year 9 and 10	\$22.40
Year 11 and 12	\$23.00
Year 13 and 14	\$23.60
Year 15 and 16	\$24.20
Year 17 and 18	\$24.80
Year 19 and 20	\$25.40

Option 1 5 Year Term Rates \$/SF

Year 1 and 2	\$26.00
Year 3 to 5	\$26.60

Option 2 5 Year Term Rates \$/SF

Year 1 to 2	\$27.20
Year 3 to 5	\$27.80

SR # 2019-0199

SPACE AVAILABLE PROPOSAL

Lease # 12052-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION

NAME OF PROPOSER (LESSOR):	CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)
ADDRESS OF PROPOSER	CONTACT PERSON
	TELEPHONE NUMBER
	EMAIL ADDRESS

PROPOSAL

PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 2445 Jolly Road Okemos, MI 48864	TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:	% LEASED TO STATE:
	26,404	22,400	85.00%
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No	TOTAL NUMBER OF ON-SITE PARKING SPACES: 130		
WHAT IS THE CURRENT ZONING? Office	NUMBER OF HANDICAPPED PARKING SPACES: 8		
	NUMBER OF ON-SITE PARKING SPACES FOR STATE: 130		

INITIAL LEASE TERM: Ten yrs. CANCELLATION TYPE: Executive with 90 -days notice

ANNUAL RATE \$336,000 MONTHLY RENT \$28,000 SQ. FT. RATE 15.00

RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice

ANNUAL RATE ~~\$336,000~~ 380,800 MONTHLY RENT \$31,733.33 SQ. FT. RATE 17.00

RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice

ANNUAL RATE \$425,600 MONTHLY RENT 35,466.66 SQ. FT. RATE 19.00

TOTAL DEVELOPMENT COST OR REMODELING COST: 448,000 LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:

RECYCLING AVAILABLE? <input type="checkbox"/> None <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Paper	IS COST OF RECYCLING INCLUDED IN RATES? <input checked="" type="radio"/> Yes <input type="radio"/> No	RECYCLING COST PER SQUARE FOOT
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Indicate any of the following: ☐ Free Rent for _____ Months ☐ Tenant Improvement Allowance of \$ _____

SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:	Telecom / Data	State
Heat and Air Conditioning Utilities	State	Alarm System Equipment
Electricity	State	Grounds Maintenance
Water and Sewer	Lessor	Snow Removal
Janitorial Services and Supplies (including Restroom)	State	Dumpster Services
Water Well and/or Septic System Maintenance	Lessor	Maintenance of Portable Fire Extinguishers
Maintenance of Sidewalks, Curbs and Parking Lot	Lessor	Replacement of Tubes, Bulbs, LEDs
Pest Control	Lessor	Building Maintenance (including Physical Plant)

Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.

By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of Corrections.

PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019

This form must be completely filled in, signed, and returned to: DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917	SIGNATURE(S): DATE: NOT VALID UNLESS SIGNED & DATED PROPOSAL INCLUDES ATTACHMENTS: <input type="checkbox"/> YES <input type="checkbox"/> NO
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Revised: 9/11/2018

SR # 2019-0279

SPACE AVAILABLE PROPOSAL

Lease # 12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION

NAME OF PROPOSER (LESSOR):	CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)
ADDRESS OF PROPOSER:	CONTACT PERSON:
	TELEPHONE NUMBER
	EMAIL ADDRESS:

PROPOSAL

PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 4300 West Saginaw, Lansing, Michigan 48917		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:	% LEASED TO STATE:
		140593	22,400	1520132581280718
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 532		
WHAT IS THE CURRENT ZONING? Office		NUMBER OF HANDICAPPED PARKING SPACES: 20		
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 100		
INITIAL LEASE TERM: Twenty yrs. CANCELLATION TYPE: Executive with 90 -days notice				
ANNUAL RATE	384696	MONTHLY RENT	32058	SQ. FT. RATE 19.50
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice				
ANNUAL RATE	480870	MONTHLY RENT	40072.5	SQ. FT. RATE 22.50
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice				
ANNUAL RATE	523614	MONTHLY RENT	43634.5	SQ. FT. RATE 24.50
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 220,000.00		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:		
RECYCLING AVAILABLE? <input type="checkbox"/> None <input checked="" type="checkbox"/> Plastic <input checked="" type="checkbox"/> Glass <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Paper		IS COST OF RECYCLING INCLUDED IN RATES? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		RECYCLING COST PER SQUARE FOOT
Indicate any of the following: <input checked="" type="checkbox"/> Free Rent for 6 Months <input checked="" type="checkbox"/> Tenant Improvement Allowance of \$ 220,000				
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:				
Heat and Air Conditioning Utilities	Lessor	Telecom / Data	State	
Electricity	Lessor	Alarm System Equipment	Lessor	
Water and Sewer	Lessor	Grounds Maintenance	Lessor	
Janitorial Services and Supplies (including Restroom)	Lessor	Snow Removal	Lessor	
Water Well and/or Septic System Maintenance	Lessor	Dumpster Services	Lessor	
Maintenance of Sidewalks, Curbs and Parking Lot	Lessor	Maintenance of Portable Fire Extinguishers	Lessor	
Pest Control	Lessor	Replacement of Tubes, Bulbs, LEDs	Lessor	
		Building Maintenance (including Physical Plant)	Lessor	

Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.

By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of EGLE.

PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019

This form must be completely filled in, signed, and returned to:	SIGNATURE(S):	DATE:
DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917		
NOT VALID UNLESS SIGNED & DATED		
PROPOSAL INCLUDES ATTACHMENTS: YES NO		

SR # 2019-0279

SPACE AVAILABLE PROPOSAL

Lease # 12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION

NAME OF PROPOSER (LESSOR):	CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)
ADDRESS OF PROPOSER	CONTACT PERSON:
	TELEPHONE NUMBER:
	EMAIL ADDRESS:

PROPOSAL

PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 3400 Coolidge Road East Lansing, Michigan 48823	TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:	% LEASED TO STATE:
	22,000	21,500	97.73%
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No	TOTAL NUMBER OF ON-SITE PARKING SPACES: 105		
WHAT IS THE CURRENT ZONING? 105	NUMBER OF HANDICAPPED PARKING SPACES: 10		
	NUMBER OF ON-SITE PARKING SPACES FOR STATE: 105		

INITIAL LEASE TERM: Twenty yrs. CANCELLATION TYPE: Legislative with 180 -days notice

ANNUAL RATE 473,000.00 MONTHLY RENT 39,416.67 SQ. FT. RATE 22.00

RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice

ANNUAL RATE 516,000.00 MONTHLY RENT 43,000.00 SQ. FT. RATE 24.00

RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice

ANNUAL RATE 537,500.00 MONTHLY RENT 44,791.67 SQ. FT. RATE 25.00

TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 4,500,000.00 LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT: \$ 0.00

RECYCLING AVAILABLE? <input type="checkbox"/> None <input checked="" type="checkbox"/> Plastic <input checked="" type="checkbox"/> Glass <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Paper	IS COST OF RECYCLING INCLUDED IN RATES? <input checked="" type="radio"/> Yes <input type="radio"/> No	RECYCLING COST PER SQUARE FOOT \$ 0.00
---	--	--

Indicate any of the following: ☒ Free Rent for 1 Months ☒ Tenant Improvement Allowance of \$ TK

SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data	State
Heat and Air Conditioning Utilities	Lessor	Alarm System Equipment	Lessor
Electricity	Lessor	Grounds Maintenance	Lessor
Water and Sewer	Lessor	Snow Removal	Lessor
Janitorial Services and Supplies (including Restroom)	Lessor	Dumpster Services	Lessor
Water Well and/or Septic System Maintenance	Lessor	Maintenance of Portable Fire Extinguishers	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	Lessor	Replacement of Tubes, Bulbs, LEDs	Lessor
Pest Control	Lessor	Building Maintenance (including Physical Plant)	Lessor

Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.

By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of EGLE.

PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE

This form must be completely filled in, signed, and returned to: SIG

DTMB-Real Estate Division
ATTN: Tony Sump
3111 W. St. Joseph Street
Lansing, MI 48917

NOT VALID UNLESS SIGNED & DATED
PROPOSAL INCLUDES ATTACHMENTS: ☒ YES ☐ NO

Addendum to SAP #1



Michigan Department of Technology, Management and Budget (DTMB)

for

Department of Environment, Great Lakes & Energy (formerly known as DEQ)

Greater Lansing area #2019-0279

June 27, 2019

Proposed Rent schedule Years 1-10 = \$22.00 per square foot per year

Proposed Rent schedule Years 11-20 = \$23.00 per square foot per year

SR # 2019-0279

SPACE AVAILABLE PROPOSAL

Lease # 12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER:		CONTACT PERSON:	
		TELEPHONE NUMBER:	
		EMAIL ADDRESS:	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 111 W. Edgewood Blvd. Lansing, MI 48911		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES: % LEASED TO STATE:
		48,089	21,372 44.44%
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 240	
WHAT IS THE CURRENT ZONING?		NUMBER OF HANDICAPPED PARKING SPACES:	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 200	
INITIAL LEASE TERM: Twenty yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE	235,092.00	MONTHLY RENT	19,591.00 SQ. FT. RATE 11.00
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE	299,208.00	MONTHLY RENT	24,934.00 SQ. FT. RATE 14.00
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE	363,324.00	MONTHLY RENT	30,277.00 SQ. FT. RATE 17.00
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 535,000.00		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:	
RECYCLING AVAILABLE? <input type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper		IS COST OF RECYCLING INCLUDED IN RATES? <input type="radio"/> Yes <input type="radio"/> No	
		RECYCLING COST PER SQUARE FOOT	
Indicate any of the following: <input type="checkbox"/> Free Rent for _____ Months <input type="checkbox"/> Tenant Improvement Allowance of \$ _____			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data State	
Heat and Air Conditioning Utilities	State	Alarm System Equipment	Lessor
Electricity	State	Grounds Maintenance	Lessor
Water and Sewer	Lessor	Snow Removal	Lessor
Janitorial Services and Supplies (including Restroom)	State	Dumpster Services	Lessor
Water Well and/or Septic System Maintenance	Lessor	Maintenance of Portable Fire Extinguishers	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	Lessor	Replacement of Tubes, Bulbs, LEDs	Lessor
Pest Control	Lessor	Building Maintenance (including Physical Plant)	Lessor
Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.			
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of <u>EGLE</u> .			
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019			
This form must be completely filled in, signed, and returned to:			
DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917			
		NOT VALID UNLESS SIGNED & DATED	
		PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

Revised: 9/11/2018

SR # 2019-0279

SPACE AVAILABLE PROPOSAL

Lease # 12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION

NAME OF PROPOSER (LESSOR):	CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)
ADDRESS OF PROPOSER	CONTACT PERSON:
	TELEPHONE NUMBER:
	EMAIL ADDRESS:

PROPOSAL

PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 120 E. Lenawee Lansing, MI 48933	TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:	% LEASED TO STATE:
	80,000	21,372	26.72%
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No	TOTAL NUMBER OF ON-SITE PARKING SPACES: 185		
WHAT IS THE CURRENT ZONING? G-1 General Business	NUMBER OF HANDICAPPED PARKING SPACES:		
	NUMBER OF ON-SITE PARKING SPACES FOR STATE: 50		
INITIAL LEASE TERM: Twenty yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE 534,300.00	MONTHLY RENT 44,525.00	SQ. FT. RATE 25.00	
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE 577,044.00	MONTHLY RENT 48,087.00	SQ. FT. RATE 27.00	
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE 619,788.00	MONTHLY RENT 51,649.00	SQ. FT. RATE 29.00	
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 750,000.00		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:	

RECYCLING AVAILABLE? <input type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper	IS COST OF RECYCLING INCLUDED IN RATES? <input checked="" type="radio"/> Yes <input type="radio"/> No	RECYCLING COST PER SQUARE FOOT _____
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Indicate any of the following: ☐ Free Rent for _____ Months ☐ Tenant Improvement Allowance of \$ _____

SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data	State
Heat and Air Conditioning Utilities	State	Alarm System Equipment	Lessor
Electricity	State	Grounds Maintenance	Lessor
Water and Sewer	Lessor	Snow Removal	Lessor
Janitorial Services and Supplies (including Restroom)	State	Dumpster Services	Lessor
Water Well and/or Septic System Maintenance	Lessor	Maintenance of Portable Fire Extinguishers	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	Lessor	Replacement of Tubes, Bulbs, LEDs	Lessor
Pest Control	Lessor	Building Maintenance (including Physical Plant)	Lessor

Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.

By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of EGLE.

PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019

This form must be completely filled in, signed, and returned to: DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917	SIGN _____ NOT VALID UNLESS SIGNED & DATED PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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SR # 2019-0279

SPACE AVAILABLE PROPOSAL

Lease # 12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION

NAME OF PROPOSER (LESSOR):	CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)
ADDRESS OF PROPOSER:	CONTACT PERSON:
	TELEPHONE NUMBER
	EMAIL ADDRESS

PROPOSAL

PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 2356 & 2370 Science Parkway Okemos, MI 48864	TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:	% LEASED TO STATE:
	26,000	21,372	82.20%
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No	TOTAL NUMBER OF ON-SITE PARKING SPACES: 100		
WHAT IS THE CURRENT ZONING? Office	NUMBER OF HANDICAPPED PARKING SPACES:		
	NUMBER OF ON-SITE PARKING SPACES FOR STATE: 85		
INITIAL LEASE TERM: Twenty yrs. CANCELLATION TYPE: Executive with 90 -days notice			
ANNUAL RATE 320,580.00	MONTHLY RENT 26,715.00	SQ. FT. RATE 15.00	
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE 363,324.00	MONTHLY RENT 30,277.00	SQ. FT. RATE 17.00	
RENEWAL OPTION: Five yrs. CANCELLATION TYPE: Standard with 90 -days notice			
ANNUAL RATE 406,068.00	MONTHLY RENT 33,839.00	SQ. FT. RATE 19.00	
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 500,000.00		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:	

RECYCLING AVAILABLE? <input type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper	IS COST OF RECYCLING INCLUDED IN RATES? <input type="radio"/> Yes <input type="radio"/> No	RECYCLING COST PER SQUARE FOOT _____
Indicate any of the following: <input type="checkbox"/> Free Rent for _____ Months <input type="checkbox"/> Tenant Improvement Allowance of \$ _____		

SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data	State
Heat and Air Conditioning Utilities	State	Alarm System Equipment	Lessor
Electricity	State	Grounds Maintenance	Lessor
Water and Sewer	Lessor	Snow Removal	Lessor
Janitorial Services and Supplies (including Restroom)	State	Dumpster Services	Lessor
Water Well and/or Septic System Maintenance	Lessor	Maintenance of Portable Fire Extinguishers	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	Lessor	Replacement of Tubes, Bulbs, LEDs	Lessor
Pest Control	Lessor	Building Maintenance (including Physical Plant)	Lessor

Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.

By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of EGLE.

PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: **June 27, 2019**

This form must be completely filled in, signed, and returned to: DTMB-Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917	SIGNATURE: _____ NOT VALID UNLESS SIGNED & DATED PROPOSAL INCLUDES ATTACHMENTS: <input type="checkbox"/> YES <input type="checkbox"/> NO
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