

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

PROPOSAL

PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 600 Walnut Street Alpena, MI 49707	TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:	% LEASED TO STATE:
	15,360	14,737	95.94%

PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No	TOTAL NUMBER OF ON-SITE PARKING SPACES: 77
WHAT IS THE CURRENT ZONING? OS-1 Office Service	NUMBER OF HANDICAPPED PARKING SPACES: 4
	NUMBER OF ON-SITE PARKING SPACES FOR STATE: 77

INITIAL LEASE TERM: 10 yrs. CANCELLATION TYPE: per Article XI with 90 -days notice

ANNUAL RATE 288,255.72	MONTHLY RENT 24,021.31	SQ. FT. RATE 19.56
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RENEWAL OPTION: 5 yrs. CANCELLATION TYPE: per Article XI with 90 -days notice

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TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 2,000,000.00 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
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Indicate any of the following: Free Rent for 1 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

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 Health and Human Services

PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: March 18, 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): [REDACTED] DATE: [REDACTED]
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