

Choptank River

# MANUFACTURING WAREHOUSE FACILITY FOR LEASE

500 HENRY STREET  
CAMBRIDGE, MD 21613



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# Property Summary



## OFFERING SUMMARY

Available SF:	14,740
Lease Rate:	\$5.00 per sq.ft.
Lot Size:	0.431 Acres
Year Built:	1955
Building Size:	14,740 SF
Renovated:	2001
Zoning:	General Commercial
Market:	Eastern Shore of Maryland
Submarket:	Cambridge

## PROPERTY OVERVIEW

14,740 sq.ft. light manufacturing warehouse facility for lease in Cambridge, MD. Offers overhead cranes and boom crane. Ceiling height up to 18'. 3 Drive-in doors (16 x 14, 12 x 14 and 10 x 10). Electric capacity up to 1200 amps but currently fused down to 600 amps.

New gas heat in the shop 2016. Office has heat and a/c.

## PROPERTY HIGHLIGHTS

- \*1 - 5 ton overhead crane, 2 -3 ton overhead cranes and 1 - 1,000 lb swing boom.
- \*3 Drive-in doors
- \*Ceiling heights from 10'6" - 18'





Choptank River



















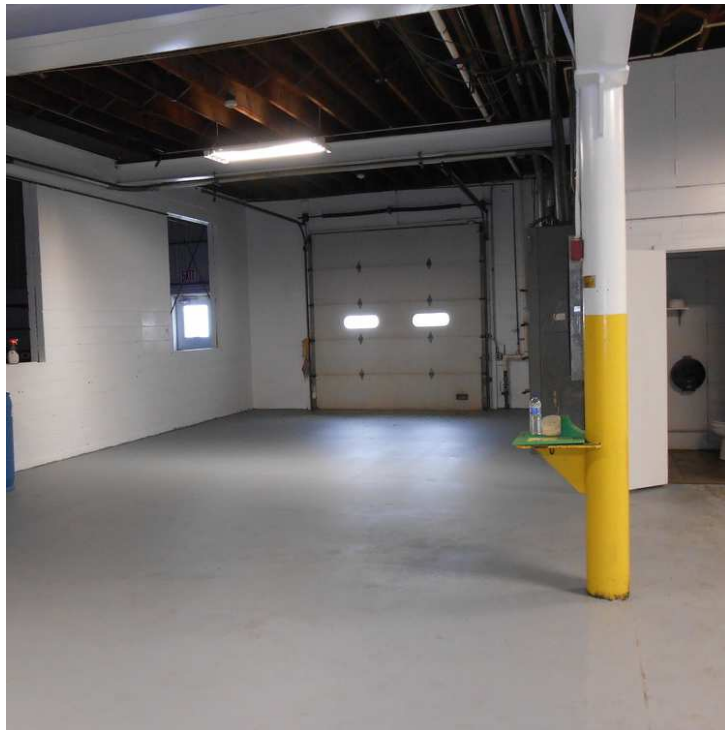


# Additional Photos





# Additional Photos





# Additional Photos





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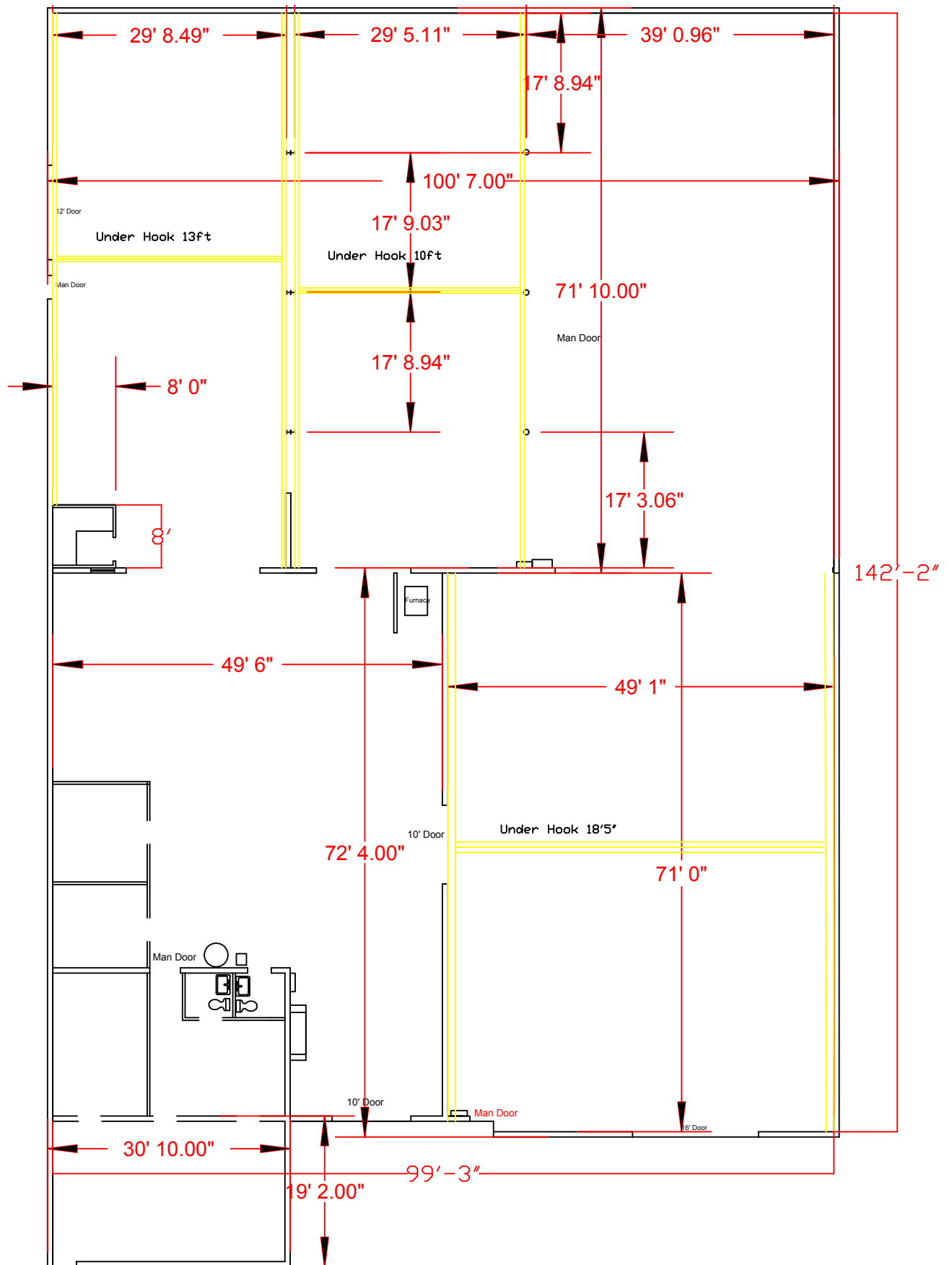




TABLE 1: PERMITTED USES BY ZONING DISTRICT										
P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions										
Land Use	Zoning Districts									Use Regs.
	NC 1,2,3,4	R	I	CMU	GC	IND	MR	RC	OS	
Residential										
Day Care, Home (no more than 8 clients)	C	C		C			C	C		§ 4.2.3(A)4
Group Home (no more than 8 clients)	C	C		C	C					§ 4.2.3(A)5
Home Occupations	C	C		C			C	C		§ 4.2.3(A)9
Homeless Shelter			SC	C	C					
Multi-Family Residences										§ 4.2.3(A)3
Attached (townhouses located on a single lot)		SC		P				P		§ 4.2.3(A)1
Commercial Apartments				P				P		
Single-Family Residences										
Accessory Dwelling Unit (ADU) to a primary residence	SC	SC		SC				SC	P	§ 4.2.3(A)2
Attached (townhouses located on individual lots)		SC		P				P		§ 4.2.3(A)1
Detached	P	P		P				P	P	
Duplex	SE	SE		P						
Temporal Housing										
Bed and Breakfast	SC	SC		SC	SC			SC	SC	§ 4.2.3(A)6
Boarding House			SC			SC				§ 4.2.3(A)8
Country Inn	SC	SC		SC	SC			SC	SC	§ 4.2.3(A)7



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		Zoning Districts										
		NC 1,2,3,4	R	I	CMU	GC	IND	MR	RC	OS	Use Regs.	
Land Use												
Commercial												
	Adult Bookstore/Entertainment											
	Animal hospital, veterinarian clinic				C	C	C				P	§ 4.2.3(B)2
	Artisan Shop	SC			P	P						§ 4.2.3(B)1
	Automotive Repair and Service: body shop, repair garage (excluding salvage), car wash				SC	SC				P		§ 4.2.3(B)5
	Building material and supply, boat sales, farm implements storage and sales, feed and grain storage and sales, heavy equipment sales and service									P		
	Café/Coffee Shop	SC			P	P						§ 4.2.3(B)1
	Commercial sales, service, and repair	SC			P	P						§ 4.2.3(B)1
	Contractor shops, plumbing, construction, etc. and service and repair					P				P		
	Convenience Store				P	P						
	Distillery, Limited				C	C						4.2.3(B)
	Filling stations, service stations				SC	C				P		§ 4.2.3(B)4
	Funeral Parlor				P	P					P	
	Hotels, motels, convention centers, and similar businesses or institutions providing overnight accommodations				P	P				P		
	Kennel or cattery				C	C				C	P	§ 4.2.3(B)3
	Large-scale Manufacturing									P		



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Land Use	NC 1,2,3,4	Zoning Districts								Use Regs.	
		R	I	CMU	GC	IND	MR	RC	OS		
Commercial											
Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage)							P		P	SE	
Medical Cannabis Dispensing Facility				C					C		
Medical Cannabis Grow Facility									C		
Medical Cannabis Grow/Processing Facility									C		
Medical Cannabis Independent Laboratory Facility				C							
Medical Cannabis Processing Facility									C		
Microbrewery				C			C				
Mixed-Use: Dwellings Above, Nonresidential				P			P				
Motor vehicle sales or rental							P				
Nursery for plants, greenhouses				P			P				P
Office buildings, generally				P			P				
Offices and shops for professional and business services such as real estate, tax and accounting, travel agency, copy centers, similar	SC			P			P				§ 4.2.3(B)1
Personal services such as salons and barbershops, shoe repair	SC			P			P				§ 4.2.3(B)1







Airport
P



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	Zoning Districts									
	NC 1,2,3,4	R	I	CMU	GC	IND	MR	RC	OS	Use Regs.
Buildings for religious assembly (including associated residential structures for religious personnel and associated buildings but not including elementary or secondary school buildings)	SE	P	P	P	P		P	P	P	
Cemeteries	SE	SE	SE	SE	SE			P		
Environmental research and education, nature center	SE		P	P	P		P	P	P	
Institutional Residence or Care or Confinement Facilities										
Day care center, day nursery (9 to 16 clients)			P	P	P		P		P	§ 4.2.3(C)1
Day care center, day nursery (up to 30 clients)			P	P	P		P		P	
Day care center, Nursery school (with more than 30 clients)			P	P	P		P		P	
Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area			P	P	P		P		P	







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Land Use	NC 1,2,3,4	Zoning Districts								Use Regs.		
		R	I	CMU	GC	IND	MR	RC	OS			
Activity conducted primarily entirely within a building or substantial structure buildings or structures												
Bowling alleys, skating rinks, indoor tennis and squash courts, yoga, indoor athletic and exercise facilities and similar uses												
Theaters, cinemas				P	P		P		P			P
Activity conducted primarily outside enclosed buildings or structures												
Golf Driving Range									P		P	P
Privately owned and operated outdoor recreational facilities such as yacht clubs, golf courses, and country clubs, swimming or tennis clubs, (excluding rifle and pistol ranges), etc. not constructed pursuant to a permit authorizing the construction of some residential development	SE	SE	P	P							P	P
Privately owned and operated outdoor recreational facilities - Ropes Course							SE					

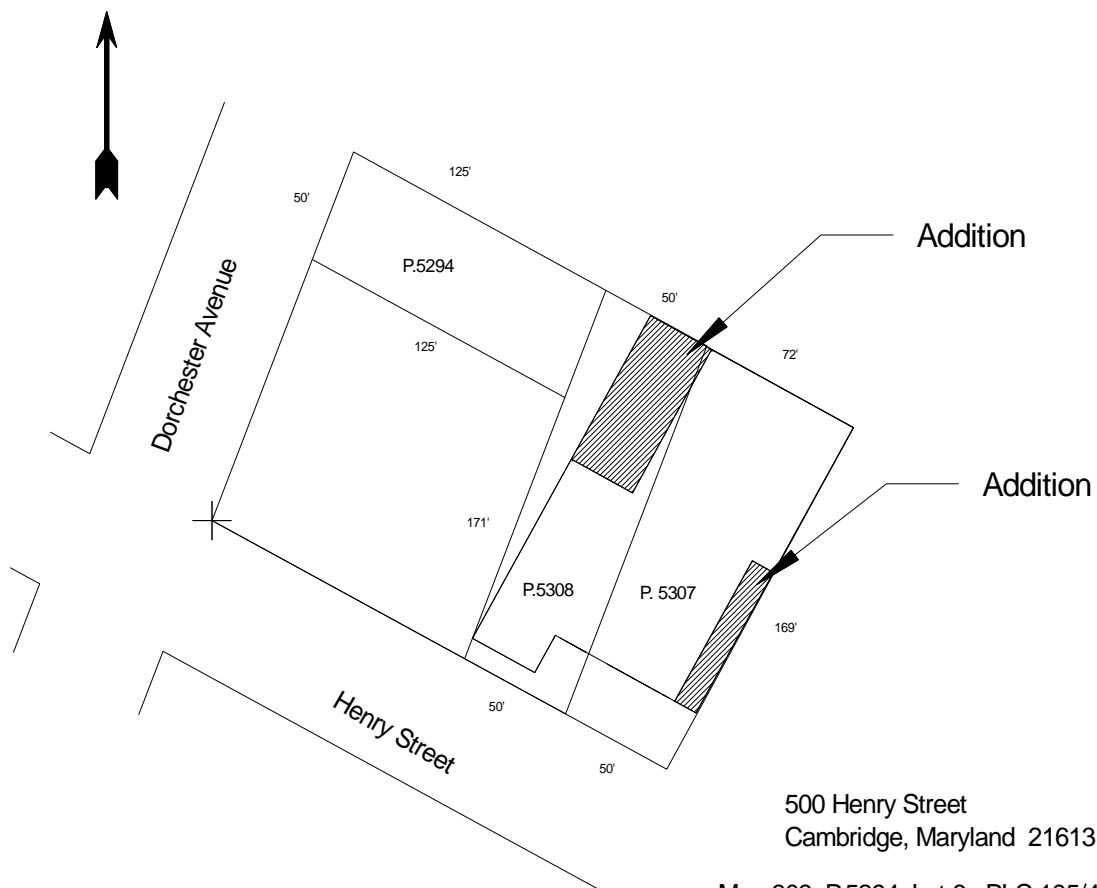








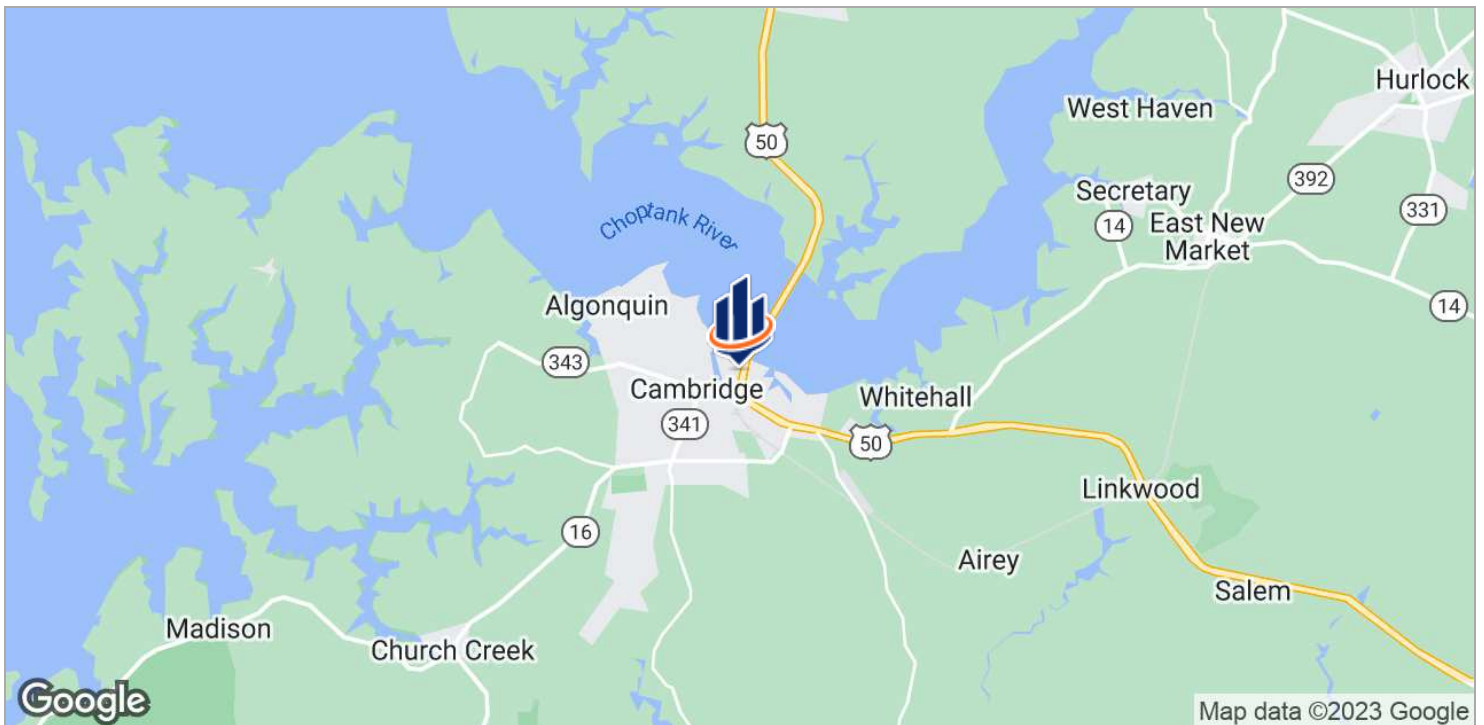
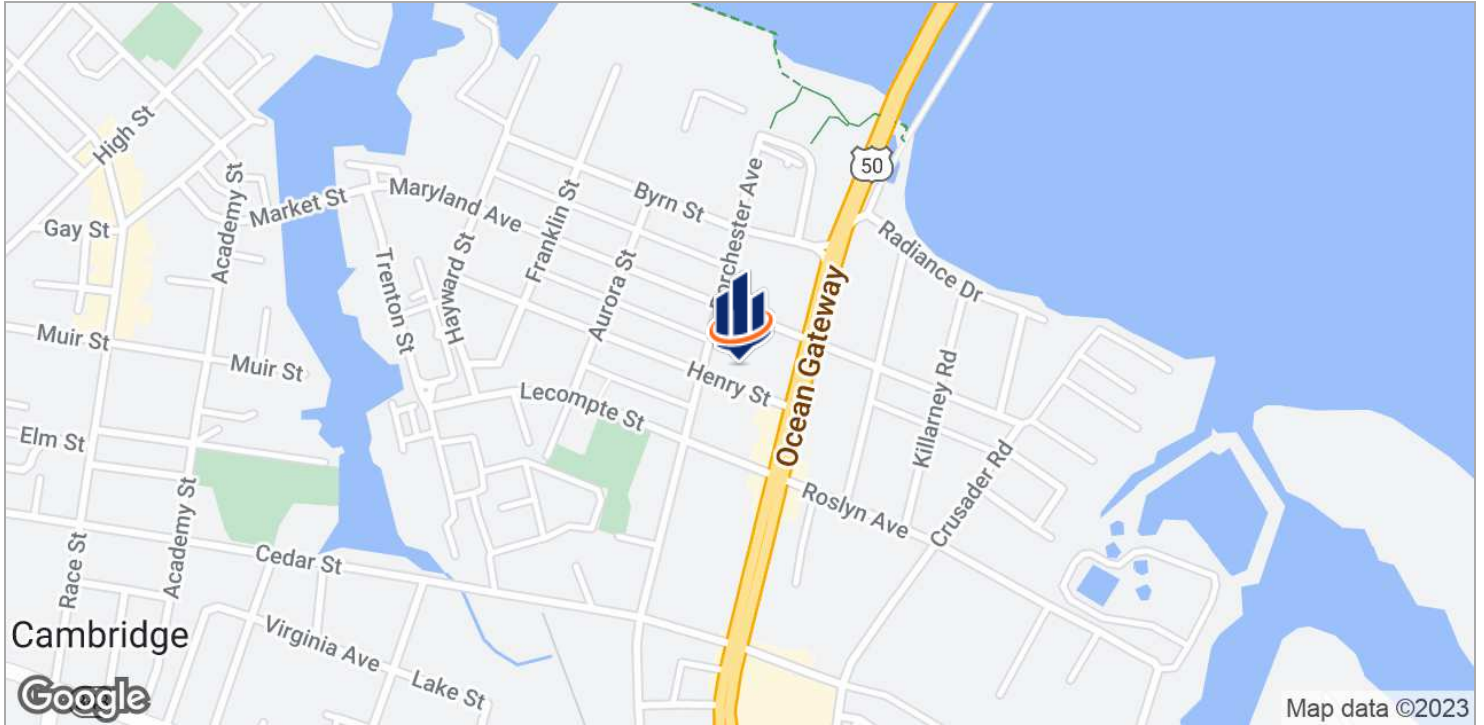




500 Henry Street  
Cambridge, Maryland 21613

Map 303 P.5294 Lot 6 PLC 195/482  
Map 303 P.5308 Lot 8 PLC 195/482  
Map 303 P.5307 Lot 19 PLC 195/482

# Location Maps



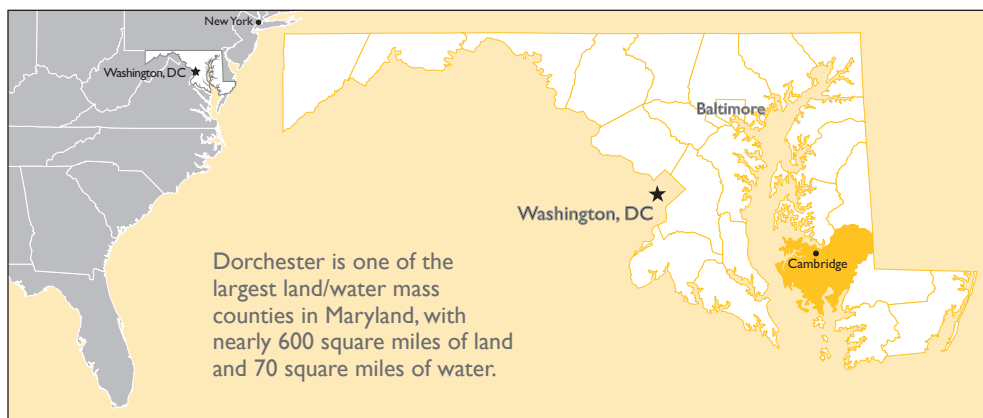


# Brief Economic Facts

## DORCHESTER COUNTY, MARYLAND

Dorchester County is located in close proximity to metropolitan Washington, D.C. and Baltimore, and is ideally situated on the central Atlantic seaboard allowing easy access to over one-fifth of the U.S. population residing in the New York to Richmond mega market. The county's private sector industries generate \$877 million in economic output.

The Dorchester Regional Technology Park, serving the county and region, is home to the Eastern Shore Innovation Center incubator which is open to startups and offers several amenities including a wet lab. The park is in one of the county's two State Enterprise Zones. Dorchester has a new Opportunity Zone and is a federally designated HUBZone. Several businesses in the county continue to expand including Protenergy, Aledak Metalworks, and Hoppers Island Oyster. New businesses include Rise Up Coffee, Cultra, Cambridge Marketplace Retail and Professional Center and many more. Over the past five years capital



### LOCATION

Driving distance from Cambridge:	Miles	Kilometers
Atlanta, Georgia	703	1,131
Baltimore, Maryland	75	121
Boston, Massachusetts	424	683
Chicago, Illinois	760	1,222
New York, New York	213	343
Philadelphia, Pennsylvania	125	201
Pittsburgh, Pennsylvania	296	477
Richmond, Virginia	184	296
Washington, DC	87	139

### CLIMATE AND GEOGRAPHY<sup>1</sup>

Yearly Precipitation (inches)	44.1
Yearly Snowfall (inches)	5.5
Summer Temperature (°F)	77.2
Winter Temperature (°F)	39.1
Days Below Freezing	70.7
Land Area (square miles)	593.2
Water Area (square miles)	67.8
Shoreline (miles)	1,539
Elevation (feet)	sea level to 57

investment into the community has exceeded \$150 million.

Dorchester County is home to industrious, innovative and creative individuals, and boasts attractive and affordable housing options from waterfront estates to rural developments and city condos, townhouses and apartments. Local amenities include shops, restaurants, parks, marinas, and public entertainment venues within walking or biking distance.

### POPULATION<sup>2,3</sup>

	Dorchester County Households	Dorchester County Population	Upper Eastern Shore*	Maryland
2000	12,706	30,674	199,406	5,296,486
2010	13,522	32,618	224,771	5,773,552
2020**	14,374	34,300	232,700	6,141,900

\*Caroline, Cecil, Dorchester, Kent and Talbot counties

\*\*Projections

Selected places population (2010): Cambridge 12,326; Hurlock 2,092; Algonquin 1,241

### POPULATION DISTRIBUTION<sup>2,3</sup> (2018)

Age	Number	Percent
Under 5	1,748	5.5
5 - 19	5,547	17.3
20 - 44	8,776	27.4
45 - 64	9,016	28.2
65 and over	6,911	21.6
Total	31,998	100.0
Median age		44.8 years

# Brief Economic Facts DORCHESTER COUNTY, MARYLAND

## LABOR AVAILABILITY<sup>3,4,5</sup> (BY PLACE OF RESIDENCE)

Civilian Labor Force (2018 avg.)	County	Labor Mkt. Area*
Total civilian labor force	15,347	209,404
Employment	14,548	200,557
Unemployment	799	8,847
Unemployment rate	5.2%	4.2%
Residents commuting outside the county to work (2013-2017)	Number 6,096	Percent 41.1%
Employment in selected occupations (2013-2017)		
Management, business, science and arts	4,843	31.8%
Service	3,053	20.0%
Sales and office	3,573	23.4%
Production, transp. and material moving	2,220	14.6%

\* Dorchester, Caroline, Talbot and Wicomico counties, MD and Sussex County, DE

## MAJOR EMPLOYERS<sup>6,7</sup> (2018-2019)

Employer	Product/Service	Employment
Amick Farms	Poultry processing	1,200
Hyatt Regency Chesapeake Bay Golf Resort	Resort, golf and conference center	315
University of Maryland Shore Medical Center at Dorchester	Medical services	275
Rexnord	Metal mesh belt, wire cloth	225
Delmarva Community Services	Vocational services	205
Protenergy Natural Foods	Food processing	185
Signature HealthCARE at Mallard Bay	Nursing care	170
Bloch & Guggenheimer	Food processing	155
UMCES Horn Point Laboratory	Fisheries research	155
Genesis HealthCare / Chesapeake Woods Center	Nursing care	145
Dorchester Family YMCA	Recreation and sports ctr.	120
DS Smith	Corrugated boxes	120
LWRC International	Military firearms	105
Warwick Manor Behavioral Health	Medical services	105
Valley Proteins	Poultry processing	100
Koski Enterprises	Warehousing and transport.	95
Win Transport	Temp.-controlled transport	85
Egide USA	Electronic packaging prods.	75
The Mushroom Company	Mushroom processing	75
John W. Tieder	Electrical contractor	70

Excludes post offices, state and local governments, national retail and national foodservice

## EMPLOYMENT<sup>4</sup> (2018, BY PLACE OF WORK)

Industry	Estab-lishments	Annual Avg. Empl.	Emp. %	Avg. Wkly. Wage
Federal government	19	174	1.6	\$1,410
State government	8	833	7.7	1,016
Local government	23	1,293	11.9	885
Private sector	665	8,568	78.8	716
Natural resources and mining	20	167	1.5	719
Construction	83	474	4.4	796
Manufacturing	35	2,504	23.0	837
Trade, transportation and utilities	177	1,907	17.5	652
Information	8	130	1.2	500
Financial activities	56	272	2.5	900
Professional and business services	78	361	3.3	835
Education and health services	61	1,212	11.2	834
Leisure and hospitality	75	1,254	11.5	426
Other services	68	286	2.6	495
<b>Total</b>	<b>715</b>	<b>10,868</b>	<b>100.0</b>	<b>770</b>

Includes civilian employment only

## HOURLY WAGE RATES<sup>4</sup> (2018)

Selected Occupations	Median	Entry	Experienced
Accountants	\$30.57	\$20.32	\$38.80
Bookkeeping/accounting clerks	19.53	13.72	22.63
Computer systems analysts	33.28	23.97	41.65
Computer user support specialists	20.33	12.39	24.08
Customer service representatives	15.65	11.78	19.60
Electrical engineers	42.01	25.26	54.61
Freight, stock and material movers, hand	13.31	10.56	16.94
Industrial truck operators	17.52	13.75	20.86
Inspectors, testers, sorters	14.62	10.75	20.70
Machinists	27.33	17.97	38.43
Maintenance and repair workers, general	18.54	13.68	22.66
Network administrators	38.45	26.66	50.69
Packaging/filling machine operators	15.15	10.97	17.00
Packers and packagers, hand	11.86	10.42	14.20
Secretaries	17.54	11.91	20.50
Shipping/receiving clerks	16.75	12.11	19.00
Team assemblers	14.10	10.97	17.03

Wages are an estimate of what workers might expect to receive on the Upper Eastern Shore (Caroline, Dorchester, Kent, Queen Anne's and Talbot counties) and may vary by industry, employer and locality



# Brief Economic Facts DORCHESTER COUNTY, MARYLAND

## SCHOOLS AND COLLEGES<sup>3,8</sup>

### Educational Attainment - age 25 & over (2013-2017)

High school graduate or higher	85.3%
Bachelor's degree or higher	20.1%

### Public Schools

Number: 6 elementary; 3 middle/combined; 3 high
Enrollment: 4,785 (Sept. 2018)
Cost per pupil: \$14,700 (2017-2018)
Students per teacher: 12.5 (Oct. 2018)
High school career / tech enrollment: 574 (2017)
High school graduates: 261 (July 2018)

### Nonpublic Schools Number: 6 (Sept. 2018)

Higher Education (2018)	Enrollment	Degrees
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#### 2-year institution

Chesapeake College*	2,081	266
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#### 4-year institution

University of Maryland Center for Environmental Science (UMCES)**	NA	NA
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Several major universities are located in the region, including Salisbury University, University of Maryland Eastern Shore and Washington College.

\* Located in nearby Queen Anne's County; coursework is offered in Dorchester County at the Chesapeake College Cambridge Center as well as other locations in the region

\*\* Accredited in March 2016; offers joint graduate programs with other USM institutions including the system-wide program in Marine-Estuarine-Environmental Sciences, in which UMCES has a leading role.

## TAX RATES<sup>9</sup>

	Dorchester Co.	Maryland
<b>Corporate Income Tax (2019)</b>	none	8.25%
Base – federal taxable income		
<b>Personal Income Tax (2019)</b>	2.62%	2.0%-5.75%*
Base – federal adjusted gross income		
*Graduated rate peaking at 5.75% on taxable income over \$300,000		
<b>Sales &amp; Use Tax (2019)</b>	none	6.0%
Exempt – sales for resale; manufacturer's purchase of raw materials; manufacturing machinery and equipment; purchases of materials and equipment used in R&D and testing of finished products; purchases of computer programs for reproduction or incorporation into another computer program for resale		
<b>Real Property Tax (FY 20)</b>	\$1.00	\$0.112
Effective rate per \$100 of assessed value		
In an incorporated area, the county rate may vary and a municipal rate will also apply		
<b>Business Personal Property Tax (FY 20)</b>	none	none
No county personal property tax on ordinary business property \$2.44/\$100 applicable to utility operating property only		
In an incorporated area, a municipal rate will also apply; municipal exemptions may be available		
<b>Major Tax Credits Available</b>		
One Maryland, Enterprise Zone, Job Creation, More Jobs for Marylanders (Tier I), R&D, Biotechnology and Cybersecurity Investment, A&E District		

## INCOME<sup>3</sup> (2013-2017)

Distribution	Dorchester Co.	Percent Households Maryland	U.S.
Under \$25,000	24.9	14.2	21.3
\$25,000 - \$49,999	24.8	17.1	22.5
\$50,000 - \$74,999	18.0	16.5	17.7
\$75,000 - \$99,999	13.8	13.1	12.3
\$100,000 - \$149,999	12.5	18.7	14.1
\$150,000 - \$199,999	3.2	9.7	5.8
\$200,000 and over	2.9	10.7	6.3
Median household	\$50,532	\$78,916	\$57,652
Average household	\$69,144	\$103,845	\$81,283
Per capita	\$28,911	\$39,070	\$31,177
Total income (millions)	\$895	\$226,495	\$9,658,475

## HOUSING<sup>3,10</sup>

Occupied Units (2013-2017)	12,940 (65.8% owner occupied)
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### Housing Transactions (2018)\*

Units sold	413
Median selling price	\$169,719

\*All multiple listed properties; excludes auctions and FSBO

## BUSINESS AND INDUSTRIAL PROPERTY<sup>6</sup>

Dorchester County offers a variety of industrial and office properties for businesses. Two industrial parks with easy access to U.S. Routes 50 and 13 are within State Enterprise Zones and located in Cambridge and Hurlock. Water and sewer services are available to sites in both parks.

The 113-acre **Dorchester Regional Technology Park** is completed and building lots are available for sale. The park is served with water, sewer and fiber infrastructure, and offers excellent startup, relocation and expansion opportunities to technology, R&D, and innovative manufacturing companies.

### Business Incubator

Eastern Shore Innovation Center, Cambridge  
Tech entrepreneurs have found a home at the Eastern Shore's first purpose-built incubator, and the first building in the Dorchester Regional Technology Park.

Market Profile Data (2018)	Low	High	Average
<b>Land – cost per acre</b>			
Industrial	\$16,500	\$70,000	\$35,000
Office	\$20,000	\$150,000	\$40,000
<b>Rental Rates – per square foot</b>			
Warehouse / Industrial	\$1.50	\$6.00	\$3.75
Flex / R&D / Technology	\$4.50	\$7.50	\$6.00
Class A Office	\$10.00	\$28.50	\$14.00

# Brief Economic Facts DORCHESTER COUNTY, MARYLAND

## TRANSPORTATION

**Highways:** U.S. 50

**Mass Transit:** Delmarva Community Transit (DCT), a fixed route service, is a collaborative effort between several regional transit organizations; special services are available for persons unable to use the regional fixed routes

**Rail:** Maryland & Delaware Railroad Company with access to Norfolk Southern

**Truck:** More than 100 local and long-distance trucking establishments are located on the Upper Eastern Shore

**Water:** Port of Baltimore, 50' channel, 74 miles northwest of Cambridge; a leading U.S. automobile and break-bulk port; seven public terminals including the state-of-the-art Intermodal Container Transfer Facility

**Air:** The Cambridge-Dorchester Regional Airport runway is currently 4476' with plans to expand to 5400'; airport is outside of the restricted zones, resulting in shorter waits for landings and take-offs; charter service is offered at Easton Airport, 15 miles north of Cambridge; commuter service is available at Salisbury-Ocean City Wicomico Regional Airport, 35 miles east of Cambridge

## RECREATION AND CULTURE

**Parks and Recreation:** Wildlife refuge areas include Taylor's Island, LeCompte, and Blackwater National Wildlife Refuges; 16 community parks provide recreational opportunities; facilities include Hurlock Athletic Complex, Glasgow Street Athletic Complex/Tennis Courts, and the Dorchester County Pool, largest outdoor public pool on Maryland's Eastern Shore; fishing, boating, sailing, swimming, picnicking, hunting, cycling, canoeing and golfing are recreational pursuits in the county

**Attractions:** Blackwater National Wildlife Refuge; Harriet Tubman Underground Railroad Byway; Harriet Tubman Visitor Center; Chesapeake Mural Trail; Heritage Museums & Gardens of Dorchester; Dorchester Center for the Arts; Richardson Maritime Museum and the Ruark Boatworks in Cambridge; Historic High Street in Cambridge; Old Trinity Church; Spocott Windmill; East New Market National Register Historic District; Handsell (historic home) and Native American Longhouse; Historic Vienna (on the banks of the Nanticoke River)

**Arts & Entertainment District:** Cambridge

**Events:** National Outdoor Show, Everything Oyster, Cambridge Beer Festival, Choptank River Swim Fest, St. Paul's Flower Show & Fair, Grape Blossom Festival, Hoopers Island Fishing Tournament, Cambridge Classic Powerboat Regattas, GrooveFest: Blues Brews & BBQ, Cambridge Power Boat Challenge, Seafood Feast-I-Val, Dorchester Showcase, Grand National Waterfowl Hunt, Annual Native American Festival, Taste of Cambridge, Great Tomato Festival, Hurlock Fall Festival, Hot Sauce and Oyster Festival, Belgian Beer Festival, Cambridge Schooner Tall Ship Rendezvous, Nanticoke River Jamboree, IRONMAN Maryland

## UTILITIES

**Electricity:** Delmarva Power and Choptank Electric Cooperative; customers of investor-owned utilities and major cooperatives may choose their electric supplier

**Gas:** Natural gas is supplied to Cambridge by Chesapeake Utilities Corporation (Cambridge Gas Co. Division); customers may choose their gas supplier

**Water and Sewer:** Municipal systems in Cambridge, East New Market, Hurlock, Secretary, and Vienna

**Telecommunications:** Local carriers – Verizon Maryland and other local providers that offer service on proprietary or leased infrastructure; Fiber optic broadband capabilities – Bay Country Communications (cable television, internet), Comcast (phone, internet, cable television), Verizon (phone, internet, television); Long distance carriers – AT&T, Sprint, Verizon and others

## GOVERNMENT<sup>11</sup>

**County Seat:** Cambridge

**Government:** Five council members elected for four-year terms; charter form of government allows for the separation of the executive from the legislative branch; lawmaking powers are vested in an elected legislative body  
William V. Nichols, President, County Council 410.228.1700  
Keith Adkins, County Manager 410.228.1700

**Website:** [www.choosedorchester.org](http://www.choosedorchester.org)

**County Bond Rating:** A+ (S&P); Aa3 (Moody's)

**Dorchester County Economic Development Office**

Susan Banks, Director

104 Tech Park Drive

Cambridge, Maryland 21613

Telephone: 410.228.0155

Email: [info@choosedorchester.org](mailto:info@choosedorchester.org)

[www.choosedorchester.org](http://www.choosedorchester.org)

### Sources:

- 1 National Oceanic and Atmospheric Administration (1981-2010 normals); Maryland Geological Survey
- 2 Maryland Department of Planning
- 3 U.S. Bureau of the Census
- 4 Maryland Department of Labor, Office of Workforce Information and Performance
- 5 U.S. Bureau of Labor Statistics
- 6 Dorchester County Economic Development Office
- 7 Maryland Department of Commerce
- 8 Maryland State Department of Education; Maryland Higher Education Commission
- 9 Maryland State Department of Assessments and Taxation; Comptroller of the Treasury
- 10 Maryland Association of Realtors
- 11 Maryland State Archives; Maryland Association of Counties



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This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.