Lease Term:	**120 Months**
From:	**9/1/2026**
To:	**8/31/2036**

Base Rent calculations

Rent Increases	**3.00%**		
Year	**Net Rate PSF**	**Monthly**	**Annual Rent**
9/1/26-8/31/27	$2.75	$14,185.42	$170,225
9/1/27-8/31/28	$2.83	$14,598.08	$175,177
9/1/28-8/31/29	$2.91	$15,010.75	$180,129
9/1/29-8/31/30	$3.00	$15,475.00	$185,700
9/1/30-8/31/31	$3.09	$15,939.25	$191,271
9/1/31-8/31/32	$3.18	$16,403.50	$196,842
9/1/32-8/31/33	$3.28	$16,919.33	$203,032
9/1/33-8/31/34	$3.38	$17,435.17	$209,222
9/1/34-8/31/35	$3.48	$17,951.00	$215,412
9/1/35-8/31/36	$3.58	$18,466.83	$221,602

HUNT MIDWEST

SubTropolis 33A2
Renewal Proposal
City of Kansas City, Missouri
September 22, 2025

Address: 8250 NE Underground Drive, Pillar 156h
Building: 33A2
Renewal Commencement: September 1, 2026
Square Feet: 61,900 +/- SF

Lease Term	**120 Months**	
Charges	**PSF**	**Payment Schedule**
Base Rent	$2.75 psf	$14,185.42 per month
Real Estate Taxes	$0.65 psf	$3,352.92 per month
Common Area Maintenance	$0.61 psf	$3,146.58 per month
Gross Rent	$4.01 psf	$20,684.92 per month

****The quoted rates above are for Year 1. Years 2-10 will include 3% annual rent escalators each year of the lease**

***Addendum will include one (1) ten (10) year option to renew with exercise 4-6 months in advance of the term expiration.**