

**Magnolia Street Art Space
Rental Inventory**

	Base sf	Common Areas sf	Utilities Share %	Estimated monthly share of Common Area Costs
Building A				
Studio 1	1122	144.42	44	\$70
Studio 2	1342	187.58	54	\$92
Building B				
Studio 3	383	45.85	16	\$23
Studio 4	499	60.91	23.5	\$30
Studio 5	411	49.78	18.5	\$25
Studio 6	510	60.26	23	\$29
Studio 7	400	45.8	18	\$23

Operating Expenses:

Tenant pays monthly for pro-rated share of heat, cooling, electricity and trash removal.
Projected monthly operating costs should average \$350 - \$390 for each building.

Landlord pays:

Wifi
Bathroom essentials
Water/Sewer
Taxes