

Vacant Space Specifications

CONTENTS

1. Vacant Space Details
 - a. Provide Link of all Tenant sq ft and rates here
2. Site Plan and Build Out Space
 - a. Provide link of all available site plans for all tenants
3. Build an excel capturing history of all leases provided by KRG till date
4. Build an excel of history of marketing status provided on monthly basis

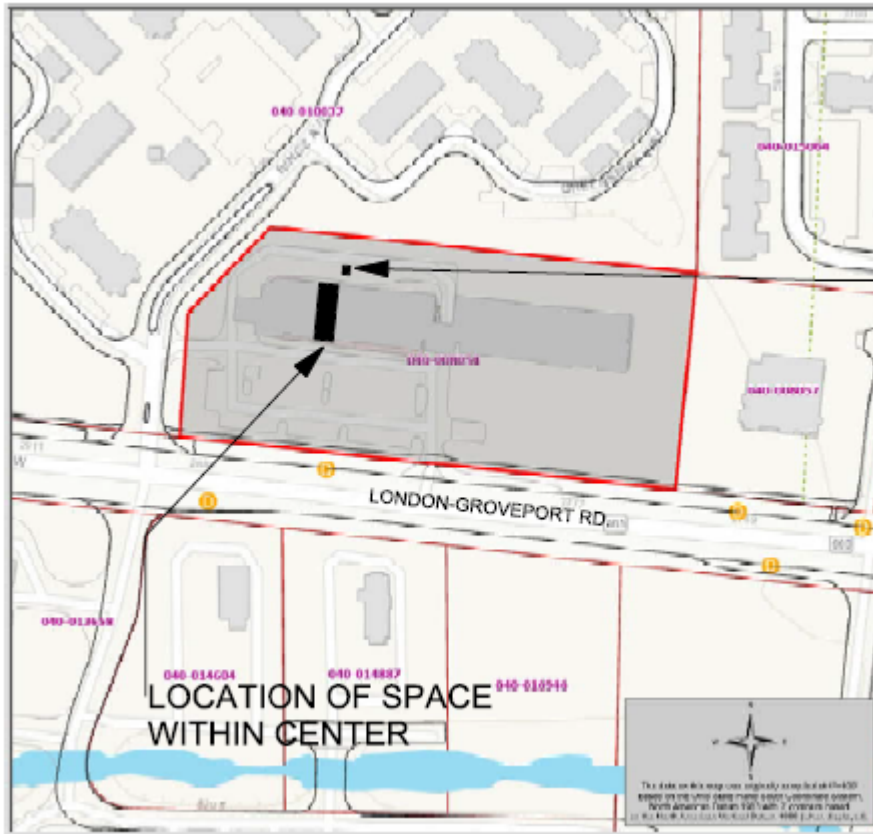
1. Vacant Space Details

The below excel displays all the Tenants who have current tenancy at the Plaza as of November 2025. The Unit Number identifies each Tenant Space and the area they occupy is mentioned as their square footage. The vacant spaces are mentioned vacant.

Si	Unit No	Tenant	Square Footage
1	2798	Athena Greek House	1500
2	2770	Bank Of America	1305
3	2760	Dr Wheaton	2032
4	2766	H&R Block	1320
5	2794	VACANT	2428
6	2856	IVX	2180
7	2814	Jimmy Johns	1375
8	2748	Mariner Finance	1450
9	2806	Paskalia/ Mr. Hibachi	1450
10	2740	VACANT	2980
11	2764	Smoke Shop	1220
12	2752	Precision Jewelers	1450
13	2810	State Farm Insurance	1605
14	2788	Sunny Street	2289
15	2802	Total Vet Care	1865
		TOTALS	26449

2. Site Plan (2740 LG Road Plaza)
 - a. Satellite Map Link

<https://chatgpt.com/c/6931d7ff-5d98-8323-955e-1ee86cb108c2>



- b. Individual Site Plans - TO INPUT**
- c. Individual Site Plans

<https://drive.google.com/drive/folders/1qfo0zxUig2IW6rqrie-vcF7uaPs5Uxgq>

3. Negotiable Terms and Conditions (For Years 2025 and 2026)

- a. Rent → Up to 27\$ for end cap Spaces
- b. Rent → Up to 24\$ for other Spaces
- c. CAM → 9.81\$ per square foot
- d. Tenant Improvement Allowance → Mostly not allowed unless a deal breaker
- e. HVAC → Tenant has to participate in AMC program offered to all Tenants
- f. Most other clauses remain non-negotiable unless they are deal breakers
- g. Preference for renting to Corporate Companies with a national presence

4. Marketing Material

- a. KRG is our Marketing Partner and Broker
- b. Marketing Material is displayed at different locations in Grove City including marketing sites like: CoStar/ LoopNet/ KRG Website/ CREXI/ Social Media
- c. We are sent monthly updates on status of Marketing - samples at below location

https://drive.google.com/drive/folders/1oY2Jp-bf_E_FJG1oFHb8lnGfZZ_9wxGh

- d. Review updates above and ask pertinent questions
- 5. Database of Marketing and Updates – TO BE INPUT**
- 6. Monthly Reports
 - a. Monthly marketing updates are received from the KRGH which needs to be reviewed and relevant questions ought to be asked. Ex.
 - i. How many actual viewings happened?
 - ii. Follow up on status of the viewings
 - iii. What other viewings are planned