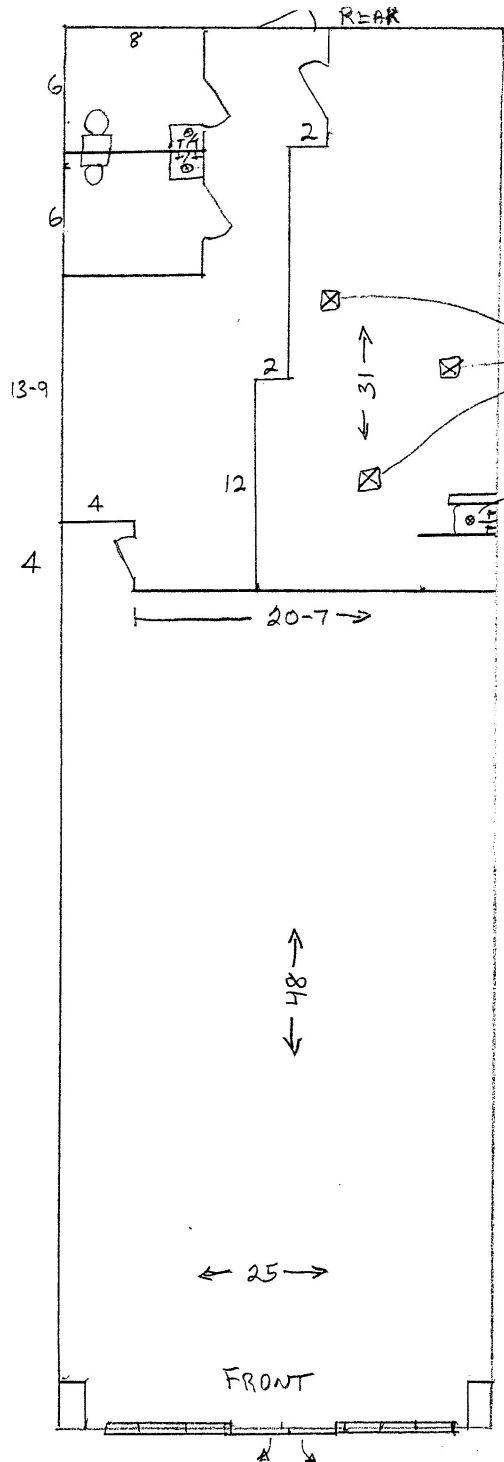


Retail Space For Lease

3805 Washington Place Bartlesville, OK



3805 WASHINGTON PLACE

TOTAL SPACE 25X80 2000sq ft.

5 UNIT RETAIL STRIP

BLDG + PYLON SIGN

GLASS FRONT
COVERED ENTRANCE.

FLOOR DRAINS

MOP SINK

10 FT CEILINGS

DROP CEILING

DRYWALL THROUGHOUT

\$14.50/30 FT ANNUAL

NNN (Approx \$2.00)

5 YR TERM

WATER/SEWER/TRASH INCL.

$$\frac{2000 \times \$14.50}{\text{yr}} = 29,000$$

$$\frac{2000 \times \$2 \text{ NNN}}{\text{yr}} = 4,000$$

$$\frac{\$33,000/\text{yr. est}}{12} = \$2,750/\text{mo} + \text{utils.}$$