

Occupied Suites

Database: CBRESTANDARD
Bldg Status: All

Rent Roll
3500 COLONNADE
3/31/2024

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Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	-- Future Rent Increases -----			
											Cat	Date	Monthly Amount	PSF
		Additional Space	HQE001- 0540	6/15/2018	3/31/2024	5,968								
		Additional Space	HQE001- 0550	6/15/2018	3/31/2024	1,255								
		Additional Space	HQE001- 0600	6/15/2018	3/31/2024	23,427								
				Total		59,564		123,992.39		384.40			0.00	
HQE0010500		Automation Personnel Svc, Inc	11/1/2023	10/31/2025	11,972	26,438.17	26.50	902.78			BRT	11/1/2024	27,236.30	27.30
HQE001ROOF		Level 3 Communication	8/1/2021	7/31/2026	0					608.93	TEL	8/1/2024	627.20	0.00
											TEL	8/1/2025	646.02	0.00
HQE001UTC1		MCImetro Access Transmission	8/1/2022	7/31/2025	0					309.00	TCM	8/1/2024	318.27	0.00
Totals:		Occupied Sqft:	99.84%	15 Units	133,862	293,256.43		3,923.67		1,873.24				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	0.16%	3 Units	216									
		Total Sqft:		18 Units	134,078	293,256.43								
Total Entity Id: HQE001:		Occupied Sqft:	99.84%	15 Units	133,862	293,256.43		3,923.67		1,873.24				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	0.16%	3 Units	216									
		Total Sqft:		18 Units	134,078	293,256.43								

Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	-- Future Rent Increases -----			
											Cat	Date	Monthly Amount	PSF
New Leases														
HQH0010150		Lockton Companies	11/1/2026	7/31/2027	5,470									
HQH0010175		Lockton Companies	11/1/2026	7/31/2027	3,210									
Vacant Suites														
HQH0010100		Vacant			2,841									
HQH0010120		Vacant			1,436									
HQH0010210		Vacant			3,970									
HQH0010230		Vacant			1,876									
HQH0010275		Vacant			1,402									
HQH0010460		Vacant			2,625									
HQH0010600		Vacant			6,392									
HQH001475-1		Vacant			1,202									
HQH001STO1		Vacant			72									
Occupied Suites														
HQH0010110		Covington Healthcare Associates, LLC	6/1/2022	6/30/2025	838	1,861.06	26.65	108.93			BRT	6/1/2024	1,907.85	27.32
											BRT	6/1/2025	1,955.33	28.00
HQH0010130		Healthclub	6/15/2018	12/31/2099	1,130									
HQH0010150		Lockton Companies	8/1/2021	10/31/2026	5,470	11,733.15	25.74	539.05			BRT	8/1/2024	12,024.88	26.38
											BRT	8/1/2025	12,325.73	27.04
											BRT	8/1/2026	12,635.70	27.72
		Additional Space HQH001- 0175	8/1/2022	10/31/2026	3,210	6,992.45	26.14	316.33			BRT	8/1/2024	7,166.33	26.79
											BRT	8/1/2025	7,345.55	27.46
											BRT	8/1/2026	7,530.13	28.15
				Total	8,680	18,725.60		855.38		0.00				
HQH0010200		Southern Blood Services, Inc.	10/1/2021	11/30/2024	2,213	5,887.88	27.05	299.79		150.00	BRT	10/1/2024	6,064.19	27.86
		Additional Space HQH001- 0205	10/1/2021	11/30/2024	399									

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Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	-- Future Rent Increases -----			
											Cat	Date	Monthly Amount	PSF
				Total	2,612	5,887.88		299.79		150.00				
HQH0010240		Able Benefit Solutions, LLC	10/1/2022	11/30/2025	2,138	4,621.64	25.94	284.22			BRT	10/1/2024	4,737.45	26.59
											BRT	10/1/2025	4,856.82	27.26
HQH0010250		Shannon Waltchack LLC	1/4/2024	4/30/2031	9,307	25,433.88	32.79				BRT	2/1/2025	26,067.49	33.61
											BRT	2/1/2026	26,718.96	34.45
											BRT	2/1/2027	27,388.27	35.31
											BRT	2/1/2028	28,075.43	36.20
											BRT	2/1/2029	28,780.44	37.11
											BRT	2/1/2030	29,494.37	38.03
											BRT	2/1/2031	30,235.08	38.98
HQH0010300		The Onin Group	12/1/2020	8/31/2031	24,021	49,923.65	24.94	2,367.18			BRT	12/1/2024	50,924.52	25.44
											BRT	12/1/2025	51,945.41	25.95
											BRT	12/1/2026	52,986.32	26.47
											BRT	12/1/2027	54,027.23	26.99
											BRT	12/1/2028	55,108.18	27.53
											BRT	12/1/2029	56,209.14	28.08
											BRT	12/1/2030	57,350.14	28.65
Additional Space			HQH001- 0140	9/1/2022	9/30/2025	1,466	3,209.32	26.27	161.52		BRT	9/1/2024	3,304.61	27.05
				Total	25,487	53,132.97		2,528.70		0.00	BRT	9/1/2025	3,403.56	27.86
HQH0010400		AECOM USA, Inc.	4/1/2021	5/31/2024	4,897	11,038.65	27.05	469.19			BRT	4/1/2024	11,369.20	27.86
HQH0010420		Timberline Management Company, Inc.	10/1/2019	12/31/2024	1,333	9,091.97	25.94				BRT	10/1/2024	9,319.80	26.59
Additional Space			HQH001- 0430	10/1/2019	12/31/2024	2,873								
				Total	4,206	9,091.97		0.00		0.00				
HQH0010450		The Goodrich Foundation	10/1/2019	12/31/2024	3,010	6,506.62	25.94				BRT	10/1/2024	6,669.66	26.59
HQH0010470		Magnolia Capital Advisors, LLC	11/1/2019	10/31/2024	1,486	3,275.39	26.45	36.60						
HQH0010475		CBRE, Inc.	7/1/2023	1/31/2026	1,000	2,208.33	26.50							
HQH0010480		Hartford Fire Ins Company	11/1/2021	1/31/2025	2,429	5,475.37	27.05	234.85			BRT	11/1/2024	5,639.33	27.86
HQH0010490		Synapse Services	3/21/2022	6/18/2027	2,787	6,071.02	26.14	269.47			BRT	4/1/2024	6,221.98	26.79
											BRT	4/1/2025	6,377.59	27.46
											BRT	4/1/2026	6,537.84	28.15
											BRT	4/1/2027	6,700.41	28.85
HQH0010500		Horton, Lee, & Burnett	4/1/2022	7/31/2027	5,944	13,200.63	26.65	772.62			BRT	9/1/2024	13,532.51	27.32

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											Cat	Date	Monthly Amount	PSF
											BRT	9/1/2025	13,869.33	28.00
											BRT	9/1/2026	14,216.07	28.70
		Additional Space	HQH001- 0545	4/1/2022	7/31/2027	2,322	5,156.78	26.65			BRT	9/1/2024	5,286.42	27.32
											BRT	9/1/2025	5,418.00	28.00
											BRT	9/1/2026	5,553.45	28.70
				Total	8,266	18,357.41		772.62		0.00				
HQH0010525		Professional Speech Svs of AL	12/1/2019	1/31/2025	1,288	2,902.29	27.04				BRT	12/1/2024	2,975.28	27.72
HQH0010540		Amerilife of Alabama	8/1/2021	11/30/2024	3,896	8,432.15	25.97							
HQH0010575		Nike USA, Inc.	6/1/2023	5/31/2026	10,351	23,220.74	26.92	493.40			BRT	6/1/2024	23,807.30	27.60
											BRT	6/1/2025	24,402.48	28.29
HQH0010630		Cahaba Wealth Management	9/1/2020	5/31/2024	2,984	6,007.39	24.16				BRT	4/1/2024	6,158.46	24.77
HQH0010650		Illumicare, Inc.	10/11/2019	1/10/2025	14,069	31,010.42	26.45				BRT	10/11/2024	31,936.63	27.24
HQH001Maint		Maintenance Office	6/15/2018	12/31/2099	149	197.59	15.91							
HQH001ROOF1		Level 3 Communications, LLC	7/1/2022	6/30/2026	0					415.98	TEL	7/1/2024	428.46	0.00
											TEL	7/1/2025	441.31	0.00
HQH001UTC1		MCI/metro Access Transmission	8/1/2022	7/31/2025	0					309.00	TCM	8/1/2024	318.27	0.00
Totals:		Occupied Sqft:	83.58%	26 Units	111,010	243,458.37		6,353.15		874.98				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	16.42%	9 Units	21,816									
		Total Sqft:		35 Units	132,826	243,458.37								
Total Entity Id: HQH001:		Occupied Sqft:	83.58%	26 Units	111,010	243,458.37		6,353.15		874.98				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	16.42%	9 Units	21,816									
		Total Sqft:		35 Units	132,826	243,458.37								

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											Cat	Date	Monthly Amount	PSF
Vacant Suites														
HQI001	0250	Vacant			6,084									
HQI001	150	Vacant			5,323									
HQI001	220	Vacant			5,489									
Occupied Suites														
HQI001	0240	Blue Cross & Blue Shield of SC	6/1/2023	7/31/2030	6,422	14,449.50	27.00	349.38			BRT	6/1/2024	14,882.99	27.81
											BRT	6/1/2025	15,327.17	28.64
											BRT	6/1/2026	15,787.42	29.50
											BRT	6/1/2027	16,263.72	30.39
											BRT	6/1/2028	16,750.72	31.30
											BRT	6/1/2029	17,253.77	32.24
											BRT	6/1/2030	17,772.89	33.21
HQI001	0260	Keyence Corporation of America	11/1/2023	10/31/2024	6,000	13,625.00	27.25	356.49						
HQI001	0300	Carr Riggs & Ingram, LLC	7/1/2023	1/31/2034	27,562	58,569.25	25.50	1,161.22		250.00	BRT	7/1/2024	59,740.64	26.01
											BRT	7/1/2025	60,934.99	26.53
											BRT	7/1/2026	62,152.31	27.06
											BRT	7/1/2027	63,392.60	27.60
											BRT	7/1/2028	64,655.86	28.15
											BRT	7/1/2029	65,965.05	28.72
											BRT	7/1/2030	67,274.25	29.29
											BRT	7/1/2031	68,629.38	29.88
											BRT	7/1/2032	69,984.51	30.47
											BRT	7/1/2033	71,385.58	31.08
											FRE	7/1/2024	-59,740.64	-26.01
											FRE	7/1/2025	-60,934.99	-26.53
											FRE	7/1/2026	-62,152.31	-27.06
											FRE	7/1/2027	-63,392.60	-27.60
HQI001	0400	RxBenefits, Inc.	6/15/2018	10/31/2028	27,475	59,941.29	26.18	1,733.51			BRT	3/1/2025	61,154.77	26.71
											BRT	3/1/2026	62,368.25	27.24
											BRT	3/1/2027	63,627.52	27.79
											BRT	3/1/2028	64,886.79	28.34
HQI001	0600	RxBenefits	6/15/2018	10/31/2028	27,475	59,941.29	26.18	4,315.06		400.00	BRT	3/1/2025	61,154.77	26.71
											BRT	3/1/2026	62,368.25	27.24
											BRT	3/1/2027	63,627.52	27.79

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Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	-- Future Rent Increases -----			
											Cat	Date	Monthly Amount	PSF
											BRT	3/1/2028	64,886.79	28.34
		Additional Space	HQI001 - 0100	11/22/2019	10/31/2028	9,166	29,323.78	38.39			BRT	3/1/2025	29,917.43	39.17
											BRT	3/1/2026	30,511.07	39.94
											BRT	3/1/2027	31,127.12	40.75
											BRT	3/1/2028	31,743.16	41.56
		Additional Space	HQI001 - 0125	10/30/2019	10/31/2028	4,275								
		Additional Space	HQI001 - 0500	6/15/2018	10/31/2028	27,475	59,941.29	26.18			BRT	3/1/2025	61,154.77	26.71
											BRT	3/1/2026	62,368.25	27.24
											BRT	3/1/2027	63,627.52	27.79
											BRT	3/1/2028	64,886.79	28.34
				Total		68,391	149,206.36		4,315.06	400.00				
HQI001	ROOF	Level 3 Communications, LLC	9/1/2021	8/31/2026	0					219.99	TEL	9/1/2024	226.59	0.00
											TEL	9/1/2025	233.39	0.00
Totals:		Occupied Sqft:	88.94%	8 Units	135,850	295,791.40		7,915.66		869.99				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	11.06%	3 Units	16,896									
		Total Sqft:		11 Units	152,746	295,791.40								
Total Entity Id: HQI001:														
		Occupied Sqft:	88.94%	8 Units	135,850	295,791.40		7,915.66		869.99				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	11.06%	3 Units	16,896									
		Total Sqft:		11 Units	152,746	295,791.40								
Grand Total:														
		Occupied Sqft:	90.72%	49 Units	380,722	832,506.20		18,192.48		3,618.21				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	9.28%	15 Units	38,928									
		Total Sqft:		64 Units	419,650	832,506.20								