



Q2 2025 Fund 2 FPR • July 2025

## Q1 2025 | Signed Leases – Fund 2

### KEY HIGHLIGHTS

- 4 New Leases and 1 Renewals/Expansions signed in Q2-2025. An additional 4 short term renewals/new leases under 12 months were executed in Q2.

Property	Market	Activity Type	Tenant Name	Term (Years)	SF	Rate	BP Rate	FM Rate	Rexy (\$)	Esc. %	R&D Esc. %	Total Lease Value	Downtime	CTV	Credit Score	AML
7720 Philips Highway	Jacksonville	New	Olive My Pickle	5.5	52,467	\$7.50	\$6.60	\$7.50	\$8.53	4.00%	3.71%	\$2,549,896	9	20%	5.0	Pass
900 Business Center Drive	Chicago	New	Trident Exlm LLC	5.2	13,231	\$8.75	\$6.83	\$6.77	\$9.53	3.50%	3.78%	\$624,440	8	7%	4.0	Pass
1601-1641 Sherman Avenue	Philadelphia	New	EA Engineering, Science, and Technology, Inc.	2.0	13,869	\$10.95	\$7.98	\$10.75	\$10.54	4.00%	3.63%	\$309,806	6	23%	5.0	Pass
3045 – 3065 Switzer Avenue	Columbus	Renew	KREG	3.0	5,980	\$10.00	\$7.70	\$8.50	\$10.48	4.00%	3.50%	\$186,672	0	5%	4.5	Pass
2616 Andjon Drive	Dallas	New	International General Trading Corp	3.2	8,279	\$9.00	\$8.17	\$9.00	\$10.42	4.00%	4.08%	\$246,563	6	9%	3.5	Pass
Total/WA				4.6	93,826	\$8.48	\$7.16	\$8.07	\$9.26	3.93%	3.50%	\$3,917,377	8	13%		

### DEAL NOTES

- Trident Exlm, Chicago**- New lease with current sub-tenant, now direct with LL with increased security deposit and 6 personal guarantors (all partners) on the lease
- Olive My Pickle, Jacksonville** - 26% bump year 1 then 4% escalations in the following years (used 4% to not skew averages)