



Q1 2025 Fund 3 FPR • April 2025

## Q1 2025 | Signed Leases – Fund 3

### KEY HIGHLIGHTS

- 9 New Leases and 6 Renewals/Expansions signed in Q1-2025

Name	Market	Activity Type	Tenant Name	Term (Months)	SF	PSF	PSF (BP)	FM PSF	Escalations	R&D Escalations	Total Lease Value	CTV	Downtime	Rexy	Credit Score	AML
1400 Beaver Ruin Rd	Atlanta	Renew	SRS Distribution, Inc.	60	73,000	\$11.00	\$11.07	\$10.59	3.5	3.9	\$4,306,066	13%	-	\$7.95	8	Pass
2160 Hills Avenue	Atlanta	New	Buckhead Elite Gym (dba Champion Gymnastics and Cheer)	66	10,285	\$13.15	\$13.04	\$13.00	4	4.1	\$766,528	16%	15	\$12.27	4	Pass
2160 Hills Avenue	Atlanta	New	CFC Group	126	8,052	\$17.69	\$13.04	\$13.00	4	4.1	\$1,815,571	45%	17	\$12.27	4.5	Pass
3905 Steve Reynolds Blvd	Atlanta	Expansion	Mash Enterprise, LLC	51	9,600	\$12.75	\$13.65	\$12.49	4	4.1	\$535,165	13%	4	\$10.64	4	Pass
9176 Red Branch	Baltimore/DC	Renew	Daring Design, LLC	60	4,210	\$12.75	\$12.12	\$13.00	4	3.8	\$290,735	2%	-	\$13.47	Requested	Pass
9176 Red Branch	Baltimore/DC	New	Prime Egrocery Inc	64	11,158	\$12.50	\$12.12	\$12.00	3.5	3.8	\$756,656	15%	16	\$13.58	4	Pass
9176 Red Branch	Baltimore/DC	Renew	C&J Contractors, LLC	13	4,606	\$12.75	\$12.12	\$12.75	4	3.8	\$64,403	2%	-		Not Completed	Not Completed
12140 Vance Davis	Charlotte	New	Icon Mechanical	38	66,370	\$10.00	\$9.42	\$10.25	3	3.5	\$2,061,688	11%	14	\$9.39	5	Pass
150-152 Railroad	Chicago	New	Event Link	46	18,590	\$8.15	\$6.42	\$7.02	3.5	3.8	\$610,605	29%	2	\$9.04	6	Pass
10755 Sanden Drive	Dallas	New	Circuit Works Corporation	36	11,875	\$10.75	\$9.63	\$10.00	4	4.1	\$387,854	9%	2	\$9.21	5	Pass
1101 Venture Ct.	Dallas	New	March Products Inc DBA Goldcrest LLC	38	22,876	\$9.75	\$9.80	\$9.95	4	4	\$700,886	12%	2	\$10.07	3.5	Pass
1501 Kings Road	Dallas	New	Beard Integrated Systems, Inc.	122	154,923	\$7.50	\$7.33	\$7.20	3.5	4	\$13,516,823	19%	21	\$7.36	4.5	Pass
3696 Knight Road	Memphis	Renew	USCutter Inc.	60	48,534	\$4.70	\$4.62	\$4.50	3.25	3.5	\$1,198,127	11%	-	\$4.46	4	Pass
3 Pearl Court	North New Jersey	New	Intercontinental Exchange	120	9,500	\$18.00	\$20.57	\$17.25	3.5	4	\$1,963,319	15%	6	\$14.71	7.5	Pass
801 Primos Avenue	Greater Philadelphia	Restructure/B lend	American Expediting Logistics, LLC	60	33,000	\$11.25	\$12.00	\$11.25	3.25	4.04	\$1,980,891	20%	-	\$10.56	3	Pass
Total / Wtd Avg.				76	486,579	\$9.36	\$9.16	\$9.05	3.5%	3.9%	\$30,955,315			\$8.49	5.10	

- Mash Enterprises expanded into a sublet space, taking out a below market tenant 1.5 years early, with no TI.
- G&W Products exercised a fixed renewal option.