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<b>CASE STUDY:</b>	<b>Lease and Future Expansion</b>
<b>TENANT:</b>	<b>Nationwide Environmental Services</b>
<b>TENANT REP:</b>	<b>Rare Space Inc.</b>



NES has acted as technical representative for industrial clients on PRP Steering, Allocation and Technical Committees for a number of NPL sites. Their ongoing responsibilities also include direct Project Management of field activities and operation and maintenance at NPL sites. NES has broad experience in project management as well as in the design and implementation of field analytical programs allowing NES to provide useful input to both design and implementation aspects of RI/FS programs as well as regulatory agency negotiations.

NES faced a lease expiration of July 31, 2008 and contacted Rare Space June 24, 2008

The current landlord intended to raise the rent on 3350sf to \$4,466.67 (\$16/sf/yr FS) with 4 months free for a 5 year term.

In 5 weeks Rare Space completed

- A survey of existing property
- Identification of prospective better space requiring minimum TI
- Successful lease negotiations
- And NES completed a success move

The new space 3441 sq ft of more functional space, starting lease rate of \$8.75/sf/yr NNN (\$13.92 total with expenses & utilities) and expenses of \$3.67/sf/yr plus an estimated \$1.50/sf for utilities.

NES was able to:

- Reduce their lease expense by about 10%
- Expand their space by almost 3%
- Consolidate their off-site document storage in to their new space
- Have a more functional layout



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- Be closer to restaurant amenities