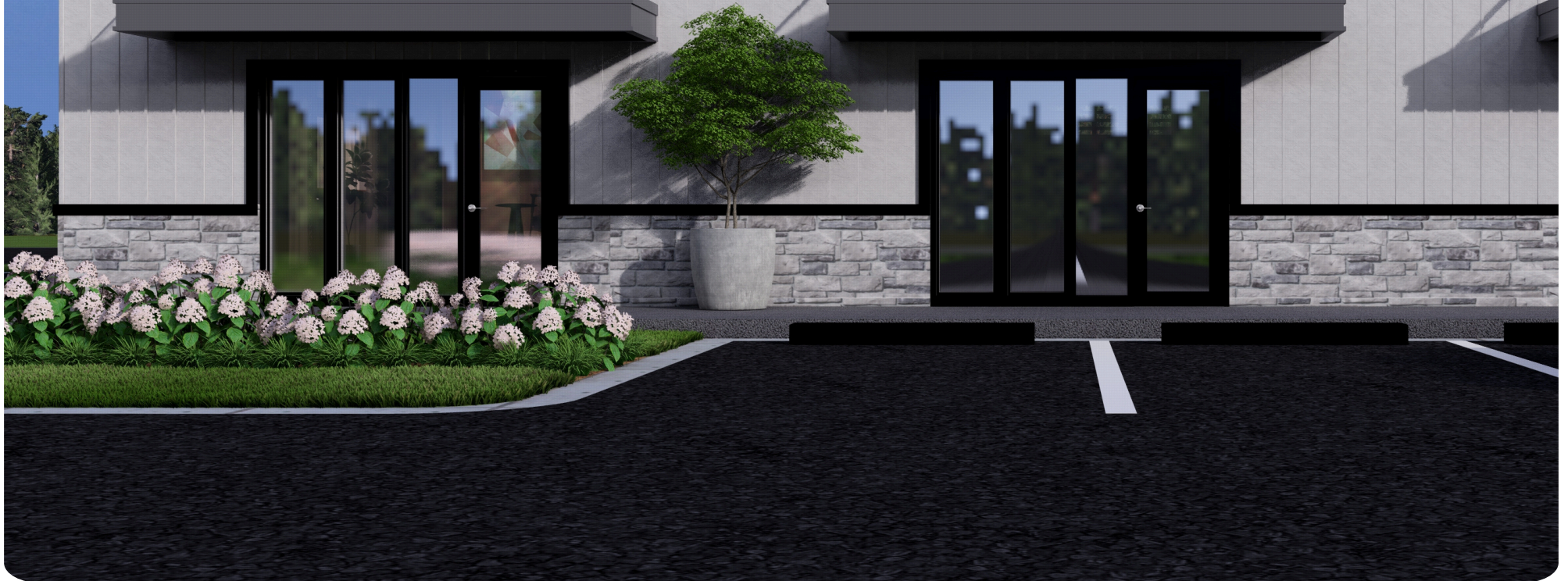


MERRYFIELD
URBAN RENEWAL
KOHANA FLEX BUILDING

MERRYFIELD
CONSTRUCTION

MR
MISSIONRAIL



KOHANA FLEX BUILDING

MARKETING SUMMARY

01 PROPERTY OVERVIEW

- Property Name: Kohana Flex Space
- Total Building Size: 15,600 SF
- Number of Units: 12 units, each ~1,300 SF
- Lease Type: Triple Net (NNN)
- Tenant Responsibility: Rent + NNN Charges + Fit-Out
- Unit Configuration:
 - Front: Professional Office (flexible layout)
 - Back: Storage (roll-up doors, high ceilings)

02 LOCATION HIGHLIGHTS

- Strategic Location in East Greenwich Township, NJ.
- Easy Access to major highways and transportation routes
- Nearby Amenities: Restaurants, coffee shops, business services

03 PROPERTY FEATURES

- Flexible Unit Sizes (1,300 SF per unit)
- Ample Parking: Parking for tenants and visitors
- Modern Infrastructure: High-efficiency HVAC, energy-saving lighting
- Roll-Up Doors for storage access
- Office/Storage Combination with customizable layouts

KOHANA FLEX BUILDING

MARKETING SUMMARY

04 LEASE TERMS

- Base Rent: \$16/SF/Year
- NNN Charges: \$5/SF/Year (covers property taxes, insurance, and common area maintenance)
- Tenant Fit-Out: Tenant is responsible for interior build-out (flexibility to suit needs)
- Lease Duration: Flexible terms (3, 5, or 10 years)
- Available Units: 2-12

05 KEY BENEFITS

- Flexibility: Customize your unit to match your business needs
- Affordable Rent with long-term value and stability
- Convenient Location with quick access to major roads and services
- Low Operating Costs due to efficient design and management

06 AVAILABLE SPACES

Unit	Size (SF)	Monthly Rent	Available Now
Unit 1	1,300	\$1,733	No
Unit 2	1,300	\$1,733	No
Unit 3	1,300	\$1,733	Yes
Unit 4	1,300	\$1,733	Yes
Unit 5	1,300	\$1,733	Yes
Unit 6	1,300	\$1,733	Yes
Unit 7	1,300	\$1,733	Yes
Unit 8	1,300	\$1,733	Yes
Unit 9	1,300	\$1,733	No
Unit 10	1,300	\$1,733	No
Unit 11	1,300	\$1,733	No
Unit 12	1,300	\$1,733	No

KOHANA FLEX BUILDING

MARKETING SUMMARY

07 CONTACT INFORMATION

- Leasing Contact: Lew Merryfield
- Phone: (888) 612-5450
- Email: Lew@Merryfieldcog.com

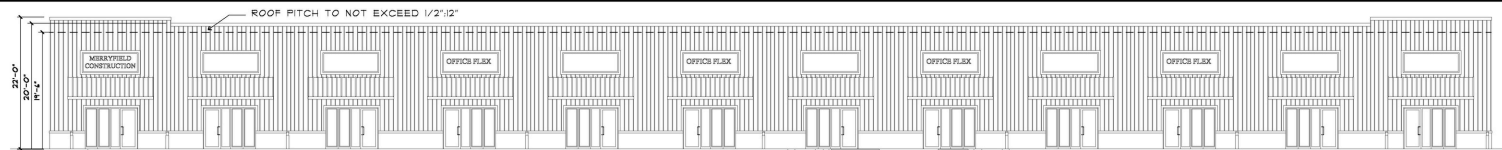
08 MARKETING SUMMARY

- Professional Services
 - Law Firms
 - Accounting Offices
 - Marketing Agencies
 - Business Consultants
- Technology & E-commerce
 - Tech Startups (Software, App Development)
 - E-commerce Businesses (Online Retail)
 - IT Support and Cybersecurity
 - Web Design and Development
- Manufacturing & Distribution
 - Light Manufacturing
 - Small Distributors
 - Wholesale Suppliers
 - Logistics and Fulfillment Centers
- Contractors & Trades
 - Electricians
 - Plumbers
 - HVAC Businesses
- Health & Fitness
 - Gyms and Fitness Centers
 - Yoga and Pilates Studios
 - Personal Trainers
 - Physical Therapists and Chiropractors
 - Nutritionists and Dietitians
- Food Truck & Mobile Vendor Commissary Services
 - Food Trucks
 - Food Carts
 - Pop-Up Food Vendors
 - Event-Based Caterers

MERRYFIELD

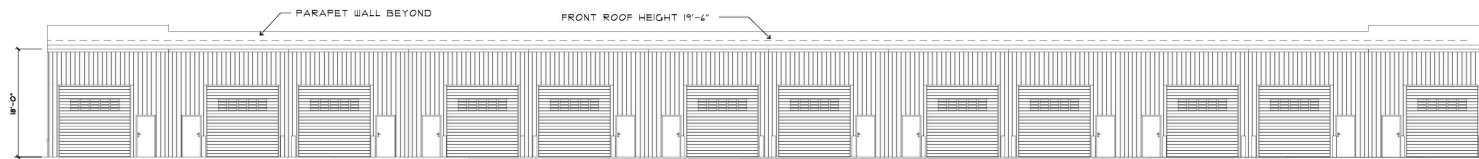
URBAN RENEWAL

FLOOR PLAN



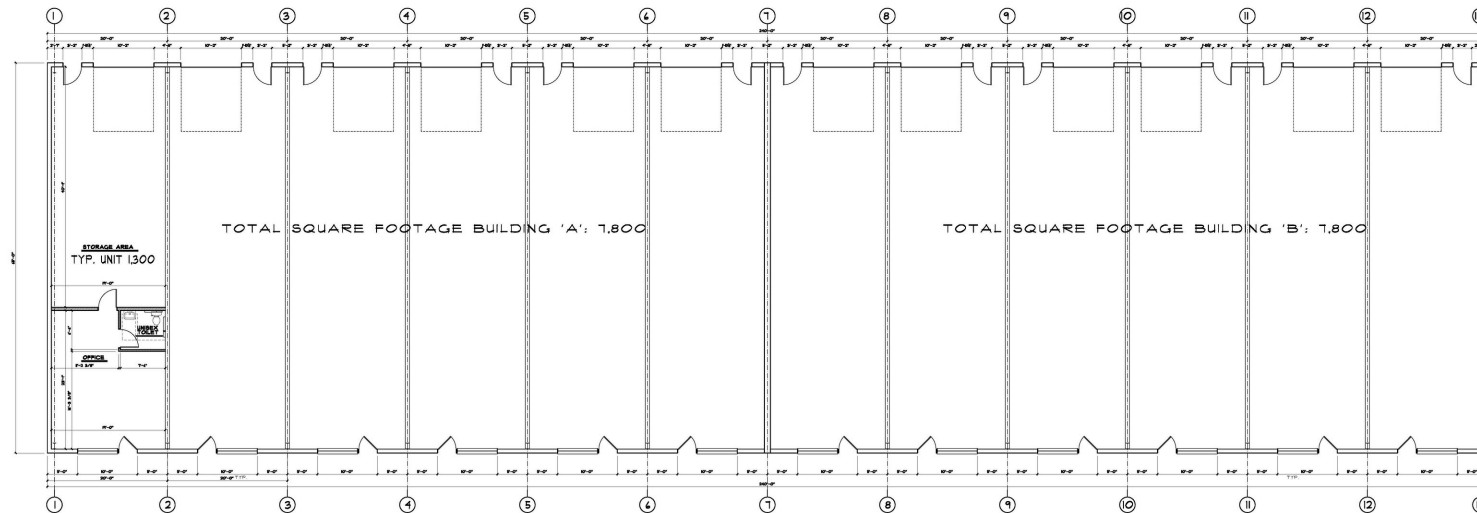
FRONT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION

SCALE: 1/8"=1'-0"



12" UNIT FLEX BUILDING

SCALE: 1/8"=1'-0"

Area=1,800 SQ. FT.
Area=1,800 SQ. FT.
Area=1,300 ft²
TOTAL SQUARE FOOTAGE: 15,400

<p>JACK S. SMITH RA ARCHITECT 101 LEXINGTON AVENUE, SUITE 1000 NEW YORK, NY 10017 212.691.1000 jacksmith@jssm.com</p>	
<p>BISHOP & SMITH REGISTERED ARCHITECTS</p>	
<p>PROJECT COMMERCIAL FLEX BUILDING</p>	<p>OWNER MERRYFIELD CONSTRUCTION</p>
<p>CAD FILE # 25-LEW</p>	
<p>DRAWING NO. PRE-1</p>	

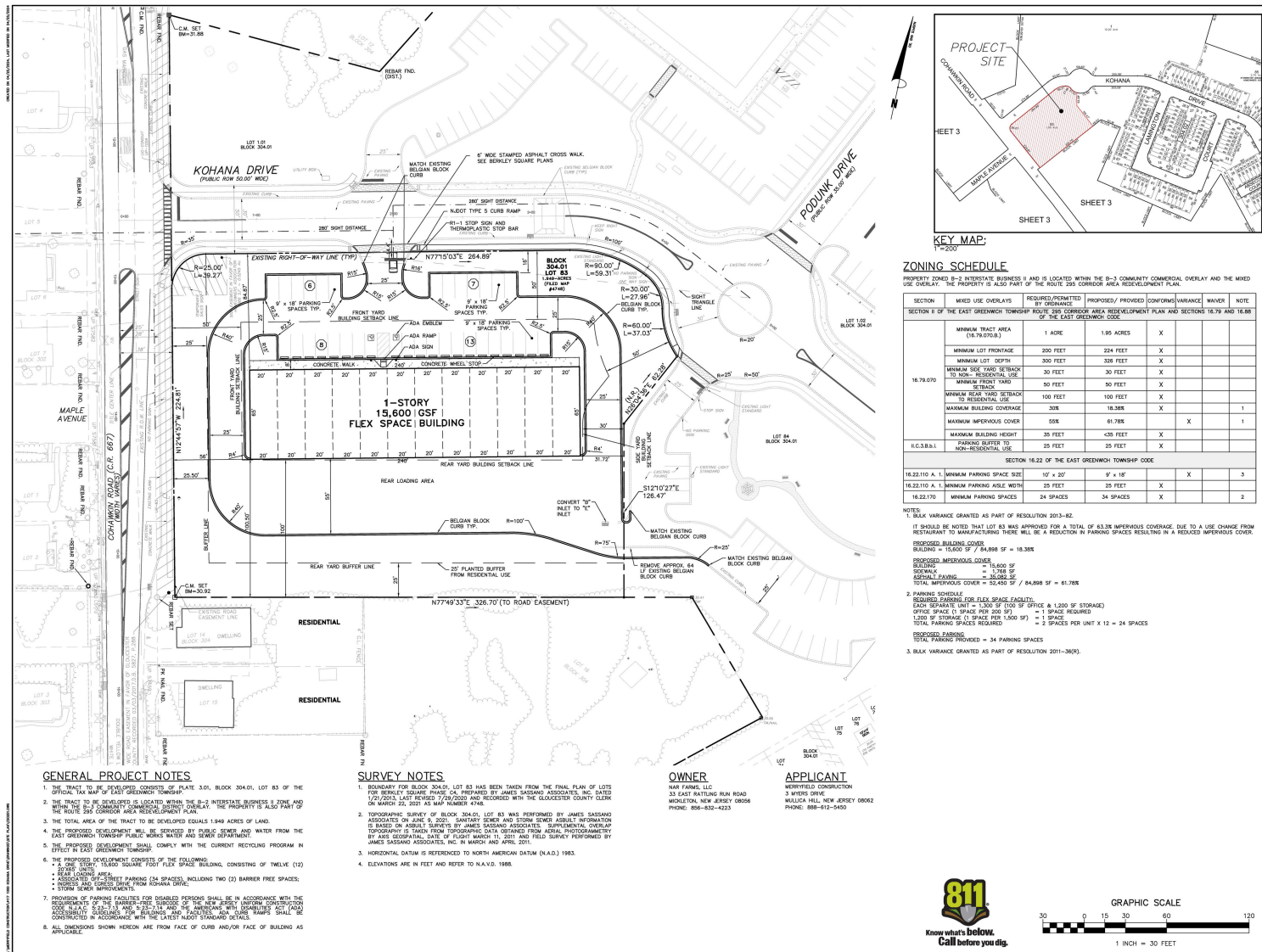
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MERRYFIELD

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S I T E P L A N



MERRYFIELD

URBAN RENEWAL

FRONT RENDERING



MERRYFIELD

U R B A N R E N E W A L

REAR RENDERING



MERRYFIELD

URBAN RENEWAL

