



**AMERICAN PROPERTY MANAGEMENT**  
 Commercial Division  
 2154 N.E. Broadway Portland, Oregon 97232  
 Mailing Address: P.O. Box 12127, Portland, Oregon 97212  
 Phone 503-281-7779 FAX 503-460-2616

## OFFER TO LEASE FOR WAREHOUSE SPACE

The following information shall constitute \_\_\_\_\_ Offer to Lease the following described space under the preliminary general terms outlines:

Date: \_\_\_\_\_

Lessee's Name: \_\_\_\_\_

Lessee's Business Name: \_\_\_\_\_

Lessee To Sign Lease:       Individually       Under Business Name (see financial requirements for lease signature)

APM Account #C- \_\_\_\_\_ Unit Number: \_\_\_\_\_ Office Useable Sq. Ft.: \_\_\_\_\_ Warehouse Useable Sq. Ft.: \_\_\_\_\_ Total USF: \_\_\_\_\_

Building Name: \_\_\_\_\_

Building Address: \_\_\_\_\_

Lease Commencement Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Security Deposit \$ \_\_\_\_\_

Office Monthly Rental \$ \_\_\_\_\_ Office Lease Rate Per Useable Sq Ft Per Year \$ \_\_\_\_\_

Warehouse Monthly Rental \$ \_\_\_\_\_ Warehouse Lease Rate Per Useable Sq Ft Per Year \$ \_\_\_\_\_

Estimated NNN's per Useable Sq Ft Per Month \$ \_\_\_\_\_ Estimated NNN's per Useable Sq Ft Per Year \$ \_\_\_\_\_

Total Monthly Rental & Estimated NNN's \$ \_\_\_\_\_ Liability Insurance: \$1,000,000.00

Annual Rental Adjustment: \_\_\_\_\_ Adjustment Date(s): annually on anniversary

Unassigned Parking: \_\_\_\_\_ Spaces per 1,000 Useable Sq Ft For A Total of: \_\_\_\_\_

Building Designated as Entire Non-Smoking Building

Additional Information: \_\_\_\_\_

**Telecom: Lessor does not warrant or represent phone service(s) to the building or existing lines/cables in the Premises. Lessee needs to confirm with phone provider(s) that Lessee required services are available to the building.**

Space Plan Attached:       Yes       No      Floor Plan Attached:       Yes       No

The following Financial Information shall be provided by the Lessee once Lessor identifies individual or business signature:

If signed individually

Previous 3 years personal income tax returns, and  Current personal financial statement (APM form)

If signing Under Business Name

Previous 3 years business income tax returns, and  Current business financial statement

This is a non-binding Offer and is subject to the Lessor's approval of Lessee's financial information; an approved space plan by both parties and a fully executed Lease Agreement. Only a fully executed formal Lease Agreement will legally bind the parties. If the parties have not entered into a formal Lease by \_\_\_\_\_, 20\_\_\_\_, the security deposit in the amount of \$ \_\_\_\_\_ hereby received for will be refunded promptly.

LESSEE  
 X \_\_\_\_\_  
 By \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date \_\_\_\_\_