



## PROPOSAL

**May 20<sup>th</sup>, 2025**

Ms. Diana Smith  
Jackson County, Missouri  
1560 West Geospace Drive  
Independence, Missouri 64056

## VIA E MAIL

**RE: Space Center, 1560 West Geospace Drive, Independence, Missouri**

Dear Diana,

On behalf of LINK Logistics, Newmark Zimmer is pleased to present this Proposal to lease at the above referenced Premises. It is understood that this proposal expresses the general terms and conditions by which Landlord is willing to lease the property.

1. TENANT:	Jackson County, Missouri
2. LANDLORD:	BRE Space, Kansas City LLC
3. PREMISES:	1560 West Geospace Drive, Independence, Missouri
4. SQUARE FOOTAGE:	55,000 +/- square feet
5. COMMENCEMENT DATE:	January 1st, 2026
6. LEASE TERM:	Sixty (60) months
7. BASE RENT:	\$3.65/SF NNN, with 3.25% annual increases
8. OPERATING EXPENSES:	See below CAM/Janitorial/Maintenance Schedule: 2026: \$1.20/SF 2027: \$1.24/SF 2028: \$1.28/SF 2029: \$1.32/SF 2030: \$1.36/SF
9. TENANT IMPROVEMENT ALLOWANCE:	\$0.50/SF (\$27,500 total)
10. OTHER CONSIDERATIONS:	It should be understood that the parties' final entry into a binding lease is subject to review and approval of the lease provisions in any miscellaneous issues not fully addressed in the

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proposal, and no such binding obligations shall be created until a final mutually satisfactory lease has been executed and delivered by and between both parties.

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We look forward to your timely response to this proposal by May 27<sup>th</sup>, 2025. Please feel free to contact us with any questions.

Sincerely,

Mark Long, CRE, SIOR, CCIM, LEED AP  
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