

TRI CITY BUILDINGS



Stacking Plan

February 28 2021

Year	NRA	% of Bldg
2020	0	0.00%
2021	12,619	5.63%
2022	62,123	27.73%
2023	10,188	4.55%
2024	0	0.00%
2025+	87,396	39.01%
MTM	29,043	12.96%
Available	22,679	10.12%
Leased	201,369	89.88%
Total	224,048	100.00%

Occupancy 89.88%

After June 30 2021

Year	NRA	% of Bldg
2020	0	0.00%
2021	12,619	5.63%
2022	45,481	20.30%
2023	2,575	1.15%
2024	0	0.00%
2025+	87,396	39.01%
MTM	29,043	12.96%
Available	46,934	20.95%
Leased	177,114	79.05%
Total	224,048	100.00%

Occupancy 79.05%

Lease change on June 2021

Total lease for the three buildings:	\$381,719.24
Decrease due to termination on June	\$53,198.31
Total lease after termination:	\$328,520.93
% of decrease in total lease value	-14%
% of decrease in total leased area	-11%

North River (658 E. Brier)

Floor	Employment Development Center	County of SB - Call Center	NRA	Square Footage
3	300 10/31/2027 14,971	350 8/30/2030 10,142	-174	24,939
2	County of San Bernardino - CYCS / CTASC 200/250 4/30/2029 24,789			24,789
1	County of San Bernardino 100 7/31/2022 16,642	County of San Bernardino 150 4/30/2027 4,986	Vacate planned June 7 2021	21,628
Total Available + Leased:				71,356

February 28 2021

Year	NRA	% of Bldg
2020	0	0%
2021	0	0%
2022	16,642	23%
2023	0	0%
2024	0	0%
2025+	54,888	77%
MTM	0	0%
Adjustment	-174	0%

Available	0	0%
Total	71,356	100%



After June 7 2021

Year	NRA	% of Bldg
2020	0	0%
2021	0	0%
2022	0	0%
2023	0	0%
2024	0	0%
2025+	54,888	77%
MTM	0	0%
Adjustment	-174	0%

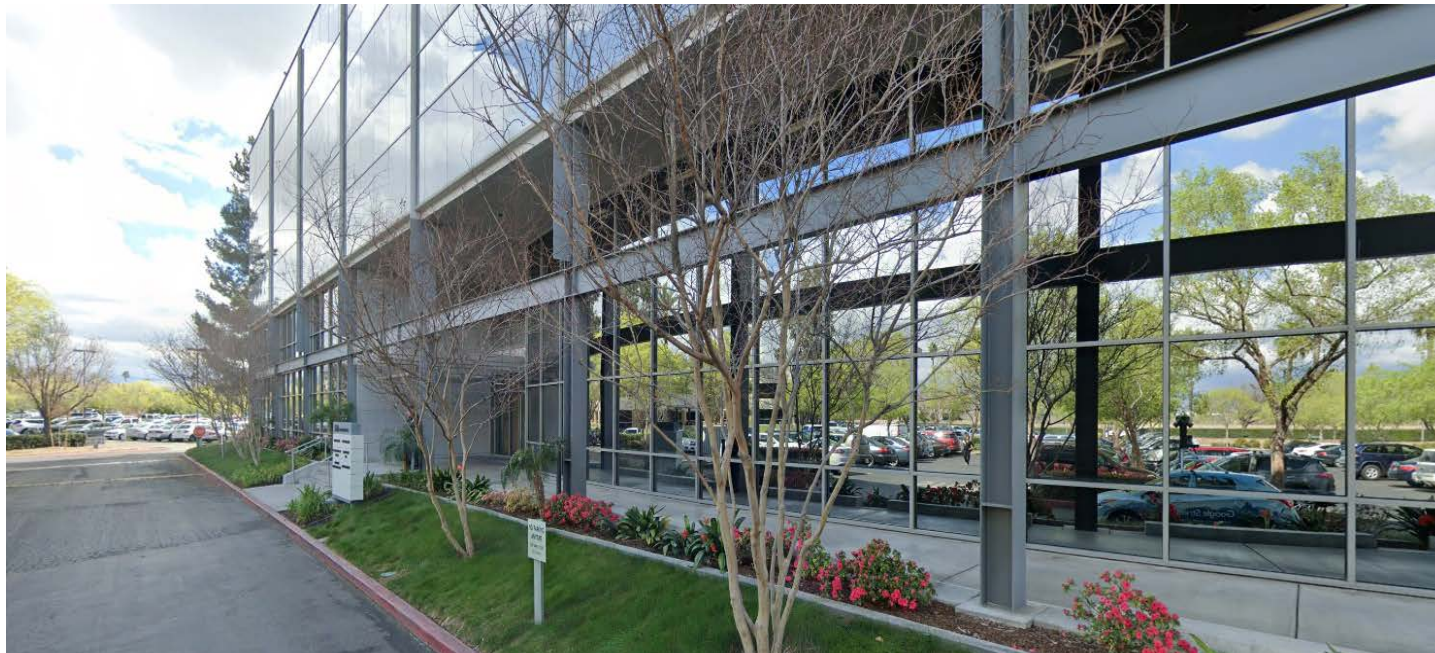
Available	16,642	23%
Total	71,356	100%

One Parkside (560 E. Hospitality lane)

Floor	Tenant / Status		Lease End	Square Footage
4	Maxim Healthcare 400		11/30/2022	18,659
	Farmers Insurance 460		Vacate planned June 30 2021	
3	Vacant		N/A	18,718
	Chicago Title 350		1/31/2023	
2	United Healthcare/March Vision 200		9/30/2022	17,143
	Vacant		N/A	
1	Chicago Title 100		12/31/2021	16,133
	Health Essentials / Bristol Hospice 150		2/28/2026	
Total Available + Leased:				70,653

February 28 2021

Year	NRA	% of Bldg
2020	0	0%
2021	12,619	18%
2022	21,486	30%
2023	10,188	14%
2024	0	0%
2025+	3,507	5%
MTM	0	0%
Available	22,853	32%
Total	70,653	100%



After June 30 2021

Year	NRA	% of Bldg
2020	0	0%
2021	12,619	18%
2022	21,486	30%
2023	2,575	4%
2024	0	0%
2025+	3,507	5%
MTM	0	0%
Available	30,466	43%
Total	70,653	100%

Two Parkside (550 E. Hospitality lane)

Floor	Leaseholder	Lease #	Lease Start	Lease End	Square Footage
3	Gresham, Savage, Nolan & Tilden	300	3/31/2027	29,001	29,001
2	San Bernardino Community College District	200	MTM	28,573	28,573
1	Molina Healthcare	100	2/28/2022	23,995	24,465
					SBCCD 195 MTM 470
Total Available+ Leased:					82,039

February 28 2021		
Year	NRA	% of Bldg
2020	0	0%
2021	0	0%
2022	23,995	29%
2023	0	0%
2024	0	0%
2025+	29,001	35%
MTM	29,043	35%
Available	0	0%
Total	82,039	100%

