

PORTAGE ENTERPRISE CENTER
Leasing Guidelines

Businesses are evaluated and prioritized for tenancy on the basis of:

- Strength of business model (Potential tenants are required to submit a Business Plan).
- Job creation potential.
- Ability to pay above average wages and provide employee benefits.
- Owner experience.
- Readiness for commercialization.

Leasing Terms

- Tenant is required to provide business liability insurance and personal property insurance.
- Tenant is responsible for leasehold improvements.
- Tenant shares responsibility for pro rata share of building service expenses including janitorial, snow removal, and lawn mowing.
- Tenant is responsible for waste removal, internet and telephone service.

Leasing Rates

- Lease rate for production space is \$3.35 per square foot plus utilities.
- Lease rate for office space is \$6.50 to \$9.00 per square foot plus utilities. Office space square footage includes the area of the base office plus a pro rata share of the Center's common area.