

# Preliminary Space Proposal

## Suite 306

**Location:**  
TBIP Building III  
2701 Liberty Parkway,  
Suite 306  
Midwest City, OK

Suite 309 features excellent storefront facing Sooner Road, standard offices, large offices suitable for 2-3, and a large conference room, a coffee bar and small lab.

3,828 Usable SF  
510 Common Area SF  
4,338 Rentable SF

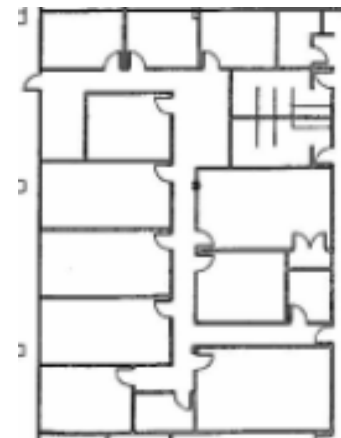
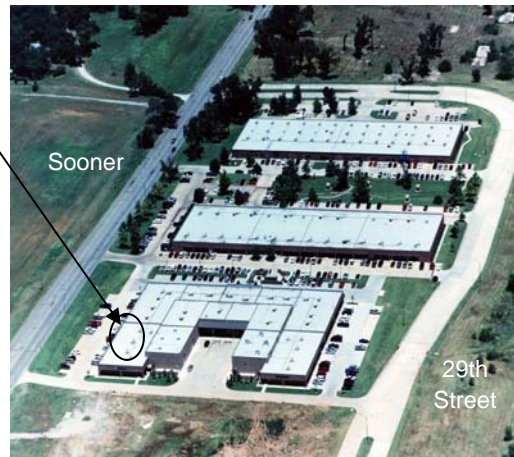
**Estimated Monthly Rental Costs:**  
Base Rent @ \$11.75 sf =  
\$4,247.63

Other Items of Rent  
@ \$2.81 psf = \$1,015.82  
Total Monthly Rent  
@ \$14.56 psf (all in) = \$5,263.45

Other Items of Rent Includes:  
CAM at \$0.78  
Janitorial at \$0.72  
Electric at \$1.25  
and Gas at \$0.06

**Please note: This is an estimate only, and is subject to change based on the subsequent negotiation and acceptance of all lease terms and conditions by both parties.**

**For Information, call:**  
**Janelle Stafford**  
Property & Leasing Manager  
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### Tinker Business & Industrial Park Quick Facts:

- TBIP is home to the top names in the Defense industry
- Average wage of TBIP tenant companies is double the State average
- Tenants account for over \$1 billion of the \$2.2 billion in Tinker sole-source contracts awarded annually
- Sector specific focus among aviation/aerospace, telecommunications, and environmental sciences companies promotes partnerships, with a time tested and proven record of meeting the complex and unique requirements of top-tier defense contractors
- Unequaled geographic proximity to Tinker Air Force Base and the OC-ALC
- On-site Exercise facility
- Networking opportunities provide one-on-one access to key public figures, Tinker Air Force Base officials and national, state and local lawmakers
- With a 25-year proven track record, TBIP is the largest concentration of high technology companies at any one location in the state of Oklahoma!

**Tinker Business & Industrial Park**  
...Oklahoma's Intellectual Property!

# What is your current management company doing to enhance your bottom line?

## Our Tenants say it best!

"Being a hosted company at TBIP is just that. We are not tenants of the TBIP, we are hosted by the TBIP. There is a big difference...trust me. We have gone through many organizational and business transitions since coming to TBIP in 1986. Most have required some amount of modifying our floor space requirements. TBIP has partnered with us on every one; results have allowed us to reinforce our successes time and time again. TBIP is not just about floor space, it is a community of aerospace leading companies sharing ideas and gaining a greater awareness of our customers and our industry. It is a great place to do business."

*Ben T. Robinson*

*Director, C/KC-135 Program*

*Director, Boeing Logistics Support Systems-  
Oklahoma City  
Logistics Support Systems*

"SSAI is extremely happy with our move to TBIP and the reasons are many, i.e. the proximity to TAFB (our government contacts love coming here instead of us going to the base); the accommodations are beautiful and reflect well on our company; and last but not least...the leasing staff is so gracious and quick to help resolve any problems we may have and to help us put our best foot forward.

Overall we feel we have added team members to our company, made many personal friends, and think TBIP is the only place for us."

*Eloise Field*

*Program Manager*

*Support Systems Associates, Inc.*

"Located near many of our customers and strategic partners, Tinker Business and Industrial Park affords opportunities to improve merchant supplier relationships, and enhances our ability to respond quickly to customer requirements."

*Darryl Wilkerson*

*Senior Manager, Business Development*

*L-3 Integrated Services*



# Join with more than 30 other aerospace companies who have found ***the place*** for business: TBIP!