

# Preliminary Space Proposal

## Suite 333

**Location:**  
**TBIP Building III**  
**2701 Liberty Parkway,**  
**Suite 333**  
**Midwest City, OK**

**Suite 333** features 5 hard-walled offices and a conference room, a coffee bar, and a nice open space for cubicles, plus a dock door.

3,655 Usable SF  
487 Common Area SF  
**4,142 Rentable SF**

Estimated Monthly Rental Costs:  
Base Rent @ \$11.75 sf = \$4,055.71  
Other Items  
of Rent @ \$2.81 psf = \$ 969.92

Other Items of Rent  
Includes:

CAM at \$0.78  
Janitorial at \$0.72  
Electric at \$1.25  
and Gas at \$0.06

**Total Monthly Rent**  
**@ \$14.56 psf (all in) = \$5025.63**

*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:**  
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### Tinker Business & Industrial Park Quick Facts:

- TBIP is home to 35 of 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 Fitness 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 20-year proven track record, TBIP is the largest concentration of high technology companies at any one location in the state of Oklahoma!