

**26333 Interstate 45  
Rent Rolls as of 4/12/2026**

**Suite 1** Bintelli GC, LLC lease started 1/1/2024 3,710 sq ft lease until 12/31/2026 Start rate is \$21 per sq ft \$6,482 plus NNN with 2% annual rent bumps. Current rent is \$21.84 per sq ft ( \$6,741.28 monthly) plus NNN fees until 12/31/2026 with an increase to \$22.28 per sq ft (\$6,926.48 monthly) plus NNN until 12/31/2027 until end of lease June 30, 2029 at \$22.73 (\$7,000.56 monthly) plus NNN per sq ft

**Suite 2** Currently vacant - 1800 sq ft On market for \$25 per sq ft plus net fees.  
<https://txglocal.com/properties/property-for-lease/26333-i-45-n--ste--c---for-lease>

**Suite 3** Texas Leather Interiors started lease 9/1/2014 6,796 sq ft lease and previously scheduled to end 8/31/2026 rent at \$22.00 (\$12,459 monthly) plus NNN. A new lease was executed 4/7/2026 superseding the 9/1/2014 lease cited above. Lease calls for a start date of 6/1/2026 with abated base rent and net until 9/1/2026 and continuing thereafter until 9/30/31 at a rate of \$22.00 per sq ft (\$12,459 monthly) plus NNN fees. That lease calls for Borough Park Shopping Center, Ltd to assure the tenant that all HVAC systems to be in good working order or replaced if needed prior to start of new lease.

**Suite 4** LouPai, LLC lease starts March 1, 2026 until 3/31/2029 at a rate of \$22 per sq ft (\$2,200 monthly) plus NNN fees thru 3/31/2027 then increases to \$24 per sq ft (\$2,400 monthly) plus NNN fees thru 3/31/2028 then increases to \$24.72 per sq ft (\$2,472.00 monthly) plus NNN fees thru 3/31/2029

Current/Actual Net Operating Income with vacancy is \$283,692 Cap rate of 7.09

Pro Forma income with vacancy leased NOI is \$328,692 8.217

