



**KP Realty****LANDLORD'S SCOPE OF WORK**  
**BUILD TO SUIT**

Electrical: *Landlord provide up to a 200 amp panel to be located on leased premises. Landlord to provide all emergency lighting, exit signs and common receptacles to outside walls.*

- The Tenant shall be responsible for any additional electrical

HVAC: *Landlord shall supply 2 electric heat pumps to heat and cool the space*

Building: *Landlord to provide interior sheet rocking to all outside walls including bathroom with level 3 finish*

Painting: Landlord to paint all wall surfaces to bone white.  
Tenant responsible for finish paint

Flooring: Tenant shall supply and install its flooring of choice

Ceiling: Landlord to supply standard drop ceiling

Plumbing: *1 ADA compliant 6x8 bathroom with a hand sink done by landlord*  
Tenant to fit up electric water heater of choice  
Tenant is responsible for any additional plumbing in the Leased Premises

*Additional: Landlord and Tenant to work together throughout build out in coordination with construction schedule. Tenant responsible for any business license, permits, and signage*

Sabattus Crossing

**2024 CAM charges**      Jan 1--December 31,2025**Sabattus Crossing**

148 Sabattus RD  
 Sabattus ,Me 04280

**Common Area Maintenance**

Estimated

Electricity (House meter)	\$1,400.00
Maintenance (Landscape, Lawncare, Cleaning)	\$1,600.00
Dumpster Service	\$0.00
Insurance	\$1,621.00
Real estate taxes	\$8,300.00
Snow plowing, Snow removal, Sanding, Sweeping	\$8,200.00

Total 2024 Estimated CAM charges	\$21,121.00
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Total square footage	5,240
Leased square footage	
Cost per square foot	\$4.03

Estimated CAM charges	1,450 sq ft x 4.22 per ft	\$6,119.00
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Annual management fee	x 8%	\$488.43
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Total 2025 estimated cam charges per year	\$6,607.43
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2025 Estimated CAM charge per month	\$550.61
2025 Base Rent	\$1,812.50

**\$2,363.11**