



THE BEST TOOL TO MAKE THE WISEST DECISION

RENTER'S GUIDE

TO COMMERCIAL SPACE

Thank you for downloading our Renter's Guide to Commercial Space!

When you're first trying to find commercial space it can be difficult to know the right questions to ask. We want to help answer the questions and guide you in the process in making the right choice for your needs. Use this guide to learn a little more about RISE Commercial District and the space we offer. Then, compare the other options you might be exploring to see which property best fits your business needs.



The average lease term is 1 year, but our lease terms are flexible and can be as short as month-to-month.



Businesses that grow with RISE buy or build within **3-5 miles of our facilities.**



No locks, boxes or dollies are available on site. Instead, **forklifts, dumpsters and conference rooms are offered.**

Businesses choose us!

RISE Commercial District is the only facility of its kind. We are a business-only, all-inclusive facility and we know what it takes to make a business grow. Join the District today!

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HOW TO COMPARE YOUR OPTIONS

Now that you know a little bit about RISE Commercial District, let us help guide you through the process of making the right choice for your needs. Fill in the blanks with the prices offered at each space and associated with each amenitie. Then, add your total at the end for a total cost.

\$

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FRIEND'S WAREHOUSE, GARAGE OR SELF STORAGE

Lease Terms & Rent:

Varies based on location

\$ _____

Security:

Limited; personally responsible

\$ _____

Amenities:

Limited; personally responsible

\$ _____

Maintenance:

Limited; typically tenant's responsibility

\$ _____

Atmosphere:

Varies by location

On-site Manager:

No

Total: \$ _____

RISE COMMERCIAL DISTRICT

Lease Terms & Rent:

12 month lease however our terms can be adjusted

\$ _____

Security:

Fully fenced, gated, video monitored, insurance required

\$ _____

Amenities:

Forklift, WIFI, truck deliveries, trash services, LED lights, climate control, restrooms, conference room

\$ _____

Maintenance:

Provides snow removal and landscaping services

\$ _____

Atmosphere:

Clean, modern, professional

On-site Manager:

Yes

Total: \$ _____

TRADITIONAL WAREHOUSE OR COMMERCIAL REAL ESTATE

Lease Terms & Rent:

Typically 3-5 years

\$ _____

Security:

Limited; typically tenant's responsibility

\$ _____

Amenities:

Limited; personally responsible

\$ _____

Maintenance:

Tenant's responsibility

\$ _____

Atmosphere:

Varies by location

On-site Manager:

No

Total: \$ _____



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FAQ'S

IN COMMERCIAL SPACE

- **How much space will I need?**
Figuring out how much space you need depends on several variables. For example, do you need 50% of the space to walk around or work, or can you utilize 90% of it? If you have equipment taking up 600 sq. ft. but have 50% utilization of space, you'll need 1,200 sq. ft. of space. The ceiling height should also be factored in, especially if you can stack your product or use shelves.
- **What is a reasonable lease length?**
Most of our businesses find a 12 month lease to be the best value. Some customers need more or less time and we can accommodate those needs as well. Maybe you are a construction company and need a 6 month lease to store your equipment for the winter or you have a 2-3 month project with the city and need a month to month lease.
- **What other expenses should I expect besides rent?**
RISE is an all-inclusive lease. So generally, there are no added expenses to your warehouse lease. We do offer "add-on" services that result in extra expenses. Your facility specialist or facility manager can always answer any specific questions you may have about these services.
- **What kind of businesses are not allowed?**
Generally, RISE does not allow car detailers, auto body work, wet-saw work, or anything that creates a mess or alter the units. We are also required to abide by certain zoning restrictions that limit certain types of businesses.
- **What is required to start?**
When you sign a lease with RISE, a deposit equal to one month's lease, the first month's pro-rated payment, and a copy of your commercial liability insurance is required.
- **What if I have an issue with the warehouses?**
In the unlikely event of an issue, there is a site manager at each RISE location always available to assist you with any needs.
- **Does RISE take truck deliveries?**
Yes, RISE builds our sites with truck deliveries in mind and always provide ample room for truck deliveries.
- **Are your warehouses climate-controlled?**
Yes, most of our warehouses are climate-controlled and all of our spaces have LED lights and electricity.
- **How secure are the RISE facilities?**
Each facility is fully fenced and require unique gate access codes. Our facilities are also video monitored. In addition to, all of our tenants carry commercial liability insurance, so everyone is protected both ways.