

KICKSTART COLUMBUS

CONTEST PRIZE PACKAGE

THE SPACE:

257 & 267 S. Third Street

Up to two (2) businesses will be awarded a rent reduction on a three-year lease of one retail bay in the Third Street Retail Center (908 SF and 1,148 SF respectively)

Basic lease terms:

- Base rent is \$11.50 Modified Gross, no Common Area Maintenance (CAM) charges
- Year 1 – 0% (free rent) (\$10,442 to \$13,202)
- Year 2 – 50% rent rate (\$5,221 to \$6,601)
- Year 3 – 75% rent rate (\$2,610 to \$3,301)
- Tenant will pay all utilities (electric, water, no gas available)
 - Each space is sub-metered
- Windows are tenant's responsibility, insurance to be covered by tenant
- Tenant is responsible for interior maintenance
- No additional tenant improvement dollars available
- No hood, ventilation system or grease trap available

THE BUSINESS DEVELOPMENT:

- Start-up funding/small business loan (qualifications apply) provided by Economic and Community Development Institute (ECDI)
- Twelve business mentoring sessions provided over the course of one year by ECDI and access to ECDI's business and education web portal
- Access to the certification classes in the Franklin County retail program (RISE)
- One-year membership to Small Business Beanstalk
- Up to \$1,000 cash for signage and/or tenant improvements