

APPLICATION DOCUMENTS

- ☐ **Florida registration & credit references.** Company must be registered in the State of Florida and have at least three (3) verifiable credit references.
- ☐ **Bank statements.** Copies of the first pages of the six (6) most recent commercial bank account statements.
- ☐ **Lease application & ID.** A completed General Commercial Lease Application and the applicant's driver's license.

BEFORE LEASE EXECUTION

- ☐ **Certificate of Liability Insurance** listing the landlord company as additional insured and certificate holder.
- ☐ **Security deposit** (two months' rent) **and first month's rent**, due at closing.

WITHIN 30 DAYS AFTER EXECUTION

- ☐ **Permanent Certificate of Use** and **Business Tax** receipt copies delivered to the landlord.

LEASING CONDITIONS

- **Parking:** All parking is unassigned and limited according to the parking available in each building.
- **Trash:** Provided trash pickup is only for light office trash. Businesses with excess trash are required to have personal containers.
- **Minimum lease term:** 2 years for non-dock-height and retail spaces; 3 years for dock-height spaces.
- **Security deposit:** Equivalent to two months of rent, plus the first month of rent, due at closing.
- **Insurance:** Before the lease is executed, the applicant must provide a Certificate of Liability Insurance listing our company as additional insured and certificate holder.
- **Certificate of Use & Business Tax:** Tenant must provide copies of the Permanent Certificate of Use and Business Tax receipt no more than thirty (30) days after the lease is executed.

Leasing contact: (305) 253-0650 · meportela@solaresco.com · cronusequity.co

Office: 12780 SW 122nd Ave, Suite 200, Miami, FL 33186

Lease rates: call for pricing. Conditions per the October 2026 availability sheet and subject to the executed lease.