

Lease Comparison

Fictional office shortlist

Oct 12, 2026

Fictional example · CAD

Fictional Option A

Fictional Option B

Size	2,000 SF	2,000 SF
Term	3 yr	3 yr
RENT BY YEAR		
Y1	\$25.00	\$24.00
Y2	\$26.00	\$25.00
Y3	\$27.00	\$26.00
OVER THE TERM		
Rent payable	\$147,667	\$150,000
Occupancy incl. TMI	\$219,667	\$234,000
Avg monthly rent	\$4,102	\$4,167
Net effective \$/SF	\$24.61	\$25.00

Totals over the term are net of free rent; yearly figures are contract rates.
TMI remains payable throughout. Net effective rent also reflects TI allowances.