

**OCMS Lease** – 39577 Woodward Avenue, Suite 230, Bloomfield Hills

Square footage - 1,751

**Current Lease - \$3356.08/month**

Per Sq. Ft. - \$23

Operating Costs 2020 - \$234/month

**New lease offer - \$2626.50/month**

Per Sq. Ft. - \$18

Operating costs 2021 - \$204

Three-year lease

**A savings of \$759.58/month or \$9,114.96/year (with operating costs added in)**

**Pros**

Would not have to move/incur moving costs

Convenient location

**Cons**

Paying for space we do not utilize

Not visible to other physician offices

Constant issues with HVAC system, cleaning crew