

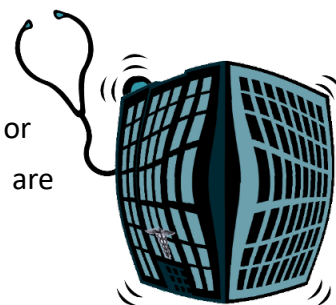
Questions regarding Medical Office Space? O,R&L Commercial can HELP

As the owner of O,R&L Commercial, I am pleased to offer preferred commercial real estate services to SoNE Health and their affiliated physicians. O,R&L specializes in representing medical practices with lease renewals, expansions, contractions, or relocations. With the ever-changing shift in the economy and real estate markets, we are confident that we can provide value-added services to reduce your overhead.

We have saved clients as much as 10-25% off renewal rates proposed by the landlord.

We welcome your questions, no matter how small, and look forward to being your real estate resource.

Jay L. Morris, Managing Partner | jmorris@orlcommercial.com O,R&L Commercial | 860.721.0033 | www.orlcommercial.com



Ways O,R&L Commercial can HELP

Don't Exercise a Lease Renewal Option without review

Lease renewals are Negotiable. More than 50% of our leasing business is renegotiating tenant lease renewal terms. We use our market knowledge and database of medical lease comps to obtain the most favorable terms.



Market Knowledge

O,R&L's database tracks all medical buildings in CT and Western MA, many of which are not found online. We also know what current market rates in any given location and can make sure you are not paying above market.



Hidden Costs

With our expertise, we make sure that you are not surprised by any hidden costs in the lease. Tenants are often asked to pay for electricity, heating & cooling, property taxes, janitorial, and common area maintenance and it is our job to confirm these costs are in-line with the market.



Save Time

By utilizing the services of O,R&L, we will streamline the process so you can maintain full focus on your patients. We will represent your interests, not the Landlord's.



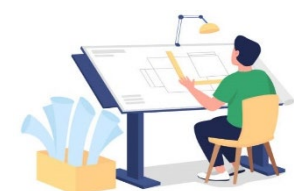
No Cost to Tenant

Our tenant representation services are free to the Tenant. In almost all commercial real estate transactions, tenant brokers are compensated by the Landlord.



Design & Construction

O,R&L works with an experienced team of architects and contractors who specialize in medical build-outs. We can help with preliminary budgeting and review construction pricing to make sure that it is in-line with market.



Time Frame - start the process early

It is best to begin the process of renewals or relocation at least a year in advance. It can take many months to go through the process of reviewing the market, negotiating a lease and completing any construction build-out.



Contact us Anytime

Just as patients need clarification of medical terms, we recognize that many lease terms may be foreign to tenants. We are available to answer questions and provide advice anytime.

