

## LETTER OF INTENT

Date: \_\_\_\_\_

NUKK BORRISOKANE INC.

Ottawa, ON

### **RE: Letter Of Intent for Retail Space at The Nukk Borrisokane**

I am writing to express my interest in leasing a retail space at **The Nukk Borrisokane located at 652 Flagstaff Road, Ottawa, ON - K2J 6W1** for my business. I have visited the property and am impressed with its location, accessibility, and amenities, and believe that it would be an ideal location for my business.

Tenant Name: \_\_\_\_\_

Brand Name: \_\_\_\_\_

Size of Space: \_\_\_\_\_

Borrisokane CRU (Building 1) / Flagstaff CRU (Building 2): \_\_\_\_\_

Intended Use: \_\_\_\_\_

Do you have other Locations: \_\_\_\_\_ If Yes, where? \_\_\_\_\_

I am willing to provide any additional information or documentation that you may require.

Thank you for considering my proposal. I look forward to discussing the details with you and hope to reach an agreement that benefits both parties.

Sincerely,

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contact: \_\_\_\_\_

**Email to [info@nukk.ca](mailto:info@nukk.ca)**

## **LEASING GUIDE:**

Step 1: Submission of Letter of Intent

Step 2: Review of the LOI by the Management

Step 3: If approved, submission of additional documentation as per Landlord's request

Step 4: Tenant Good Faith Deposit \$ 5000.00 / Lease preparation by the Landlord

Step 5: Tenant / Lawyer Lease review

Step 6: Lease Signing, Balance of the Deposits as per Landlord's request

Step 7: Follow Lease related dates for tenant fit-up and lease commencement.

## **DEVELOPMENT OVERVIEW:**

Please visit [www.nukk.ca](http://www.nukk.ca) for additional updates.

### **Tentative Dates:**

- Site Planning Approval Submission June 2023
- Building Permit Submission: Jan 2024
- Ground-breaking April 2024
- Deliver to tenant for Fit-up Jan 2025

### **Tenant Approval Documents Required:**

- 3 Years of Financial Statement for Existing Corporations
- 3 Years of Tax Returns/Personal Net Worth Statement for Individuals.