



NAI GLOBAL WIRELESS

THE NATION'S LEADING ADVOCATE FOR CELL SITE LANDLORDS

WWW.NAIGLOBALWIRELESS.COM



**2025 Cell Tower
Lease Rate Report**



WHO WE ARE

Since 2008, NAI Global Wireless has protected the rights of property owners, provided solutions to their problems and successfully negotiated on their behalf. Our team strives to provide exclusive wireless landlord representation throughout the United States.

NAI Global Wireless is backed by NAI Global, the 4th most recognized International Commercial Real Estate brand. This relationship allows us to service our clients at the highest level and exceed our client's expectations.

NAI Global Wireless guarantees to achieve the best possible outcome given each of our client's individualized situations and requisites.



VISIT OUR WEBSITE TO
LEARN MORE!

Thank you for downloading our 2025 Cell Tower Lease Rate Report!

The most common question a Landlord asks us is, “Am I receiving market rent for my cell site?” NAI Global Wireless has a comprehensive data base of leases and Tenant rental data by State to assist in answering this question. We have included in our findings the three major carriers (AT&T, Verizon, T-Mobile) and tower companies which include American Tower, Crown Castle and SBA.

Not included in our report is the fourth carrier, Dish. Dish rental rates are being collected, but as we negotiate new leases, we are seeing a range of \$2,500.00 per month-\$3,000.00 per month with a 3% increase per year.

There are many factors besides the State your cell site is located in and who the Tenant is to determine the potential rent for your particular cell site. Examples of these variables include: location, (primary, secondary or tertiary market), elevation, zoning/permitting restrictions, site alternatives, lease escalations, co-location and many more.

Contact NAI Global Wireless for a detailed analysis of your site and find out if your site is worth more rent than what you are currently receiving.

For a Free Evaluation, please send your lease, any amendments and confirmation of current rent received to Amber Brandhagen, COO, at abrandhagen@naiglobalwireless.com.

Thank you

	State	AT&T	Verizon	T-Mobile	Tower Companies	State	AT&T	Verizon	T-Mobile	Tower Companies
	AK	\$ 876.13	\$ 915.46	\$ 827.48	\$ 800.44	MT	\$ 915.18	\$ 1,223.21	\$ 1,100.86	\$ 898.88
	AL	\$ 1,712.24	\$ 974.44	\$ 1,123.80	\$ 1,996.98	NC	\$ 2,634.10	\$ 1,759.36	\$ 2,520.61	\$ 1,554.73
	AR	\$ 1,678.25	\$ 891.35	\$ 1,639.71	\$ 805.80	ND	\$ 1,166.70	\$ 642.21	\$ 578.07	\$ 686.90
	AZ	\$ 1,846.85	\$ 1,610.41	\$ 1,373.74	\$ 1,684.47	NE	\$ 1,875.20	\$ 811.74	\$ 730.54	\$ 960.84
	CA	\$ 2,746.67	\$ 2,346.55	\$ 2,208.65	\$ 2,048.08	NH	\$ 2,096.34	\$ 1,513.13	\$ 1,013.49	\$ 1,609.83
	CO	\$ 1,753.48	\$ 1,694.15	\$ 1,524.08	\$ 1,886.94	NJ	\$ 3,224.29	\$ 2,998.03	\$ 2,496.82	\$ 2,047.36
	CT	\$ 2,671.91	\$ 1,354.65	\$ 2,497.98	\$ 2,838.73	NV	\$ 3,706.48	\$ 2,509.34	\$ 1,801.93	\$ 2,015.74
	DC	\$ 2,010.94	\$ 5,630.87	\$ 2,011.39	\$ 3,144.92	NY	\$ 5,050.81	\$ 2,518.88	\$ 2,583.12	\$ 1,997.23
	DE	\$ 1,996.56	\$ 1,249.83	\$ 1,524.06	\$ 1,347.73	OH	\$ 1,751.26	\$ 1,085.75	\$ 1,229.25	\$ 1,292.00
	FL	\$ 3,193.73	\$ 1,971.82	\$ 2,183.98	\$ 2,014.42	OK	\$ 1,262.15	\$ 900.49	\$ 711.81	\$ 813.41
	GA	\$ 1,847.70	\$ 1,150.88	\$ 1,731.73	\$ 1,468.91	OR	\$ 1,347.89	\$ 1,312.83	\$ 1,348.33	\$ 1,683.41
	HI	\$ 1,664.71	\$ 1,675.04	\$ 2,021.39	\$ 6,755.16	PA	\$ 1,641.48	\$ 1,498.72	\$ 1,310.35	\$ 1,587.30
	IA	\$ 2,786.55	\$ 873.78	\$ 1,251.12	\$ 1,222.84	RI	\$ 2,458.35	\$ 1,886.93	\$ 1,809.37	\$ 3,183.95
	ID	\$ 1,139.05	\$ 885.69	\$ 1,512.20	\$ 1,429.30	SC	\$ 1,249.53	\$ 1,721.81	\$ 2,372.88	\$ 1,273.46
	IL	\$ 1,752.78	\$ 1,752.26	\$ 2,010.85	\$ 1,373.28	SD	\$ 656.46	\$ 787.64	\$ 1,578.34	\$ 898.59
	IN	\$ 1,796.60	\$ 1,390.97	\$ 1,265.39	\$ 1,073.24	TN	\$ 1,626.00	\$ 1,066.76	\$ 1,818.74	\$ 1,271.00
	KS	\$ 1,559.73	\$ 1,251.71	\$ 1,410.00	\$ 1,272.90	TX	\$ 1,805.17	\$ 1,153.82	\$ 1,298.88	\$ 1,214.42
	KY	\$ 1,609.78	\$ 936.03	\$ 1,922.04	\$ 1,098.71	UT	\$ 1,259.94	\$ 1,310.93	\$ 1,107.70	\$ 1,269.77
	LA	\$ 1,659.54	\$ 1,335.93	\$ 1,684.64	\$ 1,037.88	VA	\$ 3,368.16	\$ 1,712.26	\$ 1,877.96	\$ 1,592.10
	MA	\$ 2,932.48	\$ 3,032.40	\$ 2,808.90	\$ 3,057.47	WA	\$ 1,697.37	\$ 1,417.68	\$ 1,153.34	\$ 1,361.02
	MD	\$ 2,000.04	\$ 1,793.55	\$ 2,047.30	\$ 2,398.74	WI	\$ 2,568.23	\$ 1,465.96	\$ 1,396.95	\$ 1,272.07
	ME	\$ 2,302.09	\$ 1,435.70	\$ 643.10	\$ 1,884.83	WV	\$ 876.77	\$ 1,090.88	\$ 1,149.87	\$ 1,093.08
	MI	\$ 3,746.88	\$ 2,374.47	\$ 2,146.14	\$ 1,584.55	WY	\$ 633.70	\$ 1,006.04	\$ 1,387.41	\$ 705.08
	MN	\$ 1,597.15	\$ 1,375.21	\$ 1,158.02	\$ 1,180.98					
	MO	\$ 1,314.90	\$ 901.39	\$ 1,435.44	\$ 1,185.74					
	MS	\$ 1,887.57	\$ 877.00	\$ 1,438.10	\$ 809.92					



NEW CELL LEASE AGREEMENT

Your property has been selected by a carrier, now what? There are many factors to consider when negotiating a new lease agreement. Our team has extensive experience negotiating the best market terms and conditions for our clients.



CELL LEASE AMENDMENT

When the carrier reaches out to renew the lease agreement or upgrade equipment, this is an excellent opportunity to renegotiate the terms and conditions of your lease agreement so they reflect the current market.



CELL LEASE EVALUATION

Our team provides a free evaluations of all cell sites across the US. We will advise if the current lease is above or below market, current value in today's market and if there's an opportunity to renegotiate at this time.



CELL SITE BUYOUT

Cell leases are personal property income streams and subject to the Carrier's unilateral right to terminate. We advise our client's to consider selling their cell lease and take advantage of the astronomical pricing the Buyers are willing to pay for these income streams.



CELL SITE RELOCATION

When the carrier reaches out to renew the lease agreement or upgrade equipment, this is an excellent opportunity to renegotiate the terms and conditions of your lease agreement so they reflect the current market.



CELL SITE MANAGEMENT

Do you have multiple cell leases in your portfolio? Our team can manage your cell lease portfolio, work with the carriers and advise on market terms and conditions as well as best practices.

MEET OUR TEAM



Mr. Moore has over 46 years of commercial real estate experience and is the CEO and Principal of NAI Global Wireless.

Having represented multiple Fortune 500 companies, he is considered a corporate real estate expert. Mr. Moore has executed transactions in excess of \$1 billion nationwide and has delivered development projects exceeding \$1 billion in value.

In addition to brokerage, he also owns and manages various real estate properties in California and Northern Nevada and is actively developing commercial real estate projects in Southern California.

DAVID MOORE
CEO

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Ms. Brandhagen has 11 years of commercial real estate experience and is the COO and Principal of NAI Global Wireless.

She has completed in excess of \$100 million in lease sales and related transactions throughout the United States and manages approximately \$50 million of real estate assets.

In addition, Ms. Brandhagen facilitates the real estate process from initial contact through transaction closing and account closeout. She manages contract administration, due diligence, marketing, social media, and data management.

AMBER BRANDHAGEN
COO

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