



CASE STUDY:	Consolidation, Expansion, Building Purchase - \$1.3 million
TENANT:	Byers Peak
TENANT REP:	Rare Space Inc.



Byers Peak’s simplified business approach keeps the focus on their customer’s product. They are contract manufacturing experts with simple to complex electro-mechanical devices, products and systems for the medical and technology marketplace. Their business model specializes in assisting customers with forecasted volumes that require a great deal of flexibility. Byers Peak offers its customers the best service possible; with a customer-first, open-book, and no-hassle business platform.

Rare Space Inc. worked with the company for 15 months before identifying the ideal 30,000 square foot building that was for sale at \$1.3 million. About 30 percent of the building's space is office, 30 percent engineering and production, with the remaining 40 percent used for warehouse and distribution. The building is located within the I-70 corridor and has a close proximity to Byers Peak’s largest customer. It features excellent loading via dock-high doors and drive-in doors, as well as a clear height of 18 feet.

Due to some unforeseen financing issues, in addition to negotiating the purchase price, Rare Space was required to negotiate a five year lease with an option to purchase at a predetermined price. Additionally the Landlord was required to make numerous improvements to the building prior to occupancy by Byers Peak.