



***Does your lease expire in the next 18 months?  
A few of the options you should consider are:  
Lease Restructure, Lease Renewal, Relocate or Purchase***

Many companies wait until their lease expiration is upon them, and then ask:  
***Should we stay or should we move?*** Starting the process now will save you time and money.

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**Denver Office Market**

Overview

Denver's Vacancy Decreases to 10.3%  
Net Absorption Positive 783,730 SF in the Quarter

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**Denver Industrial Market**

Overview

Denver's Vacancy Decreases to 4.6%  
Net Absorption Positive 1,457,613 SF in the Quarter

**Consider these options:**

**Lease Restructure** – If you plan to stay in your space beyond your current lease expiration it's possible to restructure the lease rate, space layout or square footage 12-30 months prior to the lease expiration. In exchange, the landlord gets an extended commitment, and avoids the risk of losing a valued tenant.

**Lease Renewal** – If your company isn't growing or changing, and your current space still works, renewing your lease may be a good option. Landlords are usually aggressive on the lease rate and terms during a renewal, plus your company avoids the disruption of moving. Evaluating the market creates negotiating leverage with your Landlord during the renewal process.

**Relocation** – You may be able to upgrade your building class, location, space layout and amenities while paying the same or even less rent. Concessions can make relocating attractive as landlords will offer free rent, tenant improvement dollars and moving allowances. Relocation provides an opportunity to build and occupy a space that meets your exact needs.

**Building Purchase** – Low interest rates and tax advantages make purchasing very attractive to companies that want long-term, fixed occupancy costs with upside potential.

Companies that hire tenant rep brokers get 14% lower lease rates and 50% more in tenant improvement allowances.

**We saved our Clients over \$1,000,000 this month and our fee is paid by the Landlord.**

Find out how much we can help you by scheduling a 5 minute call with Rare Space at  
[www.RareSpace.com/LeaseDiscussion](http://www.RareSpace.com/LeaseDiscussion) or call us at **303-296-8800**.

*We had one year remaining on our lease when we hired Rare Space to guide us through a lease restructure.*

*The firm was able to negotiate several important incentives and lower our lease rate by 30%.*

*- Tom Ramsburg, CEO, TMR, Inc.*

Rare Space Inc.

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