

Lease Comp Summary

Lease Comps Report

Deals

49

Asking Rent Per SF

\$4.19

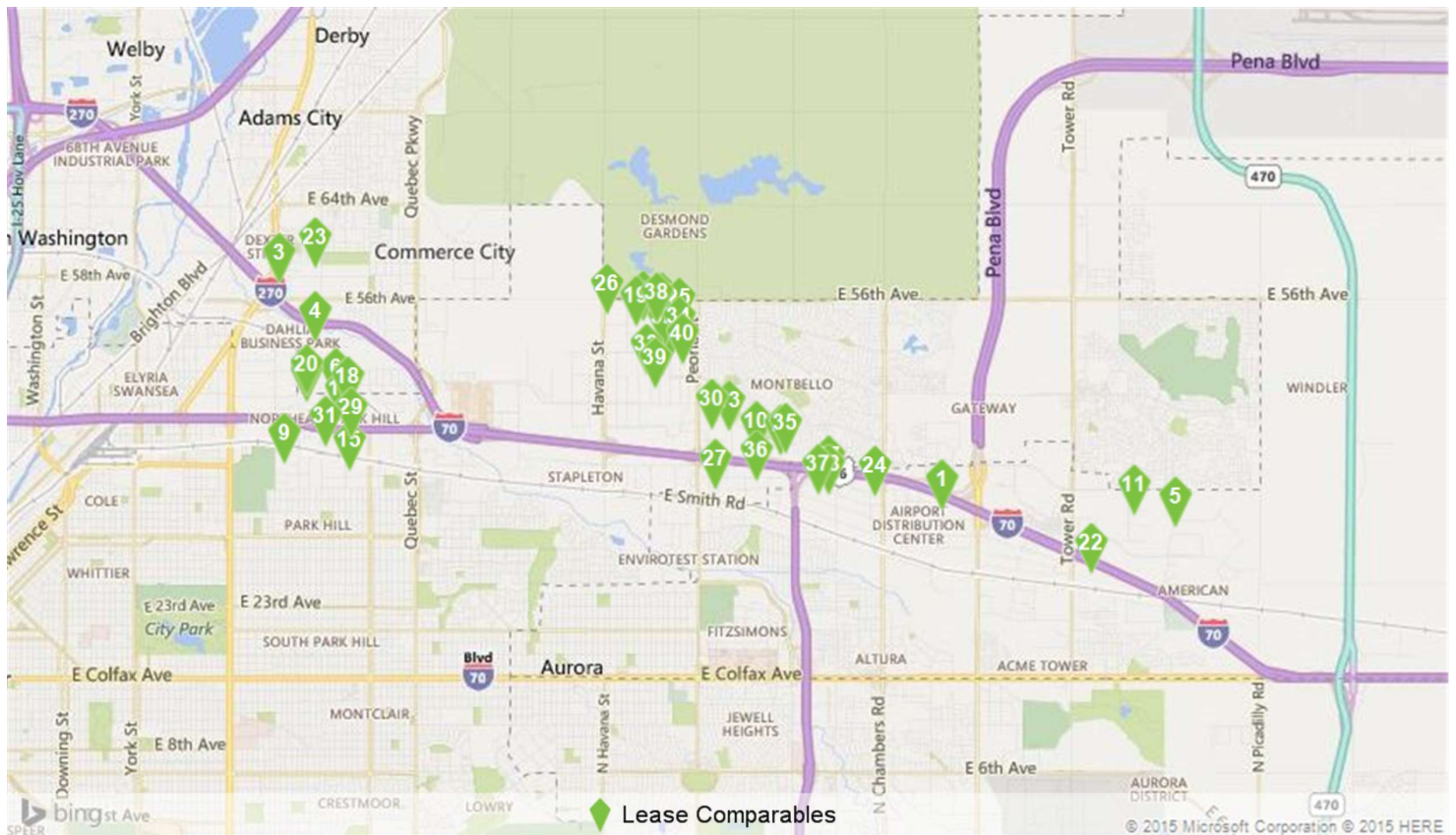
Starting Rent Per SF

\$4.00

Avg. Months On Market

13

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	38	\$2.45	\$4.19	\$3.75	\$15.00
Starting Rent Per SF	4	\$3.40	\$4.00	\$3.90	\$4.85
Effective Rent Per SF	2	\$3.59	\$3.59	\$3.60	\$3.60
Asking Rent Discount	4	0.0%	6.8%	9.3%	9.3%
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	44	1	13	8	60
Deal Size	49	20,000	24,294	23,680	30,000
Lease Deal in Years	18	0.7	2.9	2.4	5.8
Floor Number	48	1	1	1	1

Lease Comparables

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Bldg 15 16265 E 33rd Dr	★★★★★	22,433	1st	7/8/2015	New	\$4.85/nnn	Starting
2 Denver Distribution Center 11600 E 53rd Ave	★★★★★	20,987	1st	7/8/2015	New	-	-
3 5665-5775 Eudora St	★★★★★	26,403	1st	6/4/2015	New	-	-
4 5455 E 52nd Ave	★★★★★	23,680	1st	6/3/2015	New	\$9.00/nnn	Asking
5 Bldg 6 3510-3590 Himalaya Rd	★★★★★	26,323	1st	5/4/2015	New	-	-
6 4770 Ivy St	★★★★★	29,000	1st	5/1/2015	New	\$5.25/nnn	Asking
7 4900-4910 Moline St	★★★★★	29,442	1st	3/24/2015	New	\$3.95/nnn	Asking
8 4744 Forest St	★★★★★	26,400	1st	3/18/2015	New	\$4.15/nnn	Asking
9 Kistler Bldg 5000 E 41st Ave	★★★★★	25,000	1st	3/3/2015	New	\$15.00/nnn	Asking
10 14185 E 42nd Ave	★★★★★	21,600	1st	2/27/2015	New	\$5.25/nnn	Asking
11 Bldg 24 3500 N Windsor Dr	★★★★★	20,000	1st	1/31/2015	New	-	-
12 Bldg 3 4220 Carson St	★★★★★	21,655	1st	12/15/2014	New	-	-
13 Bldg 3 13100 E Albrook Dr	★★★★★	21,600	1st	11/20/2014	Renewal	\$5.50/nnn	Asking
14 5885 Stapleton Dr N	★★★★★	22,560	1st	10/18/2014	New	\$4.40/nnn	Starting
15 3950 Kearney St	★★★★★	27,330	1st	9/4/2014	New	\$4.25/nnn	Asking
16 Bldg 3 11111 E 53rd Ave	★★★★★	29,107	1st	9/3/2014	New	\$3.75/nnn	Asking
17 Bldg 7 14309 E 35th Ave	★★★★★	23,200	1st	9/1/2014	New	\$4.95/nnn	Asking
18 Leyden II 4725 Leyden St	★★★★★	20,753	1st	9/1/2014	New	\$3.75/nnn	Asking
19 Bldg 1 11101 E 53rd Ave	★★★★★	26,934	1st	8/11/2014	Renewal	\$4.15/nnn	Asking
20 Freeway Industrial - Phase ... 4770 Forest St	★★★★★	30,000	1st	7/29/2014	Renewal	\$3.35/nnn	Asking
19 Bldg 1 11101 E 53rd Ave	★★★★★	25,143	1st	6/24/2014	New	-	-








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21 11585 E 53rd Ave	★★★★★	25,143	1st	6/4/2014	New	\$3.25/nnn	Asking
19 Bldg 1 11101 E 53rd Ave	★★★★★	20,585	1st	5/3/2014	New	\$3.75/nnn	Asking
22 2780 Tower Rd	★★★★★	20,000	1st	5/3/2014	New	\$2.45/nnn	Asking
22 2780 Tower Rd	★★★★★	20,000	1st	5/3/2014	New	\$2.45/nnn	Asking
23 5555 E 58th Ave	★★★★★	20,054	1st	5/1/2014	New	-	-
24 Fraser Distribution Center 3650 Fraser St	★★★★★	27,156	1st	4/29/2014	New	\$4.15/nnn	Asking
25 Freeport Business Center 5401 Oswego St	★★★★★	21,265	1st	4/18/2014	New	\$3.95/nnn	Asking
24 Fraser Distribution Center 3650 Fraser St	★★★★★	29,719	1st	3/14/2014	New	\$4.25/nnn	Asking
26 Havana Business Center 5500 Havana St	★★★★★	20,125	1st	3/12/2014	New	\$3.95/nnn	Asking
27 3751-3771 Revere St	★★★★★	26,770	1st	3/4/2014	New	\$3.00/nnn	Asking
28 Bldg 6 14300 E 35th Pl	★★★★★	23,200	1st	3/3/2014	New	\$3.00/nnn	Asking
29 4350 Kearney St	★★★★★	24,480	1st	3/3/2014	New	\$3.25/nnn	Asking
13 Bldg 3 13100 E Albrook Dr	★★★★★	23,461	1st	3/1/2014	New	\$4.50/nnn	Asking
30 Bldg 1 12330 E 46th Ave	★★★★★	25,128	1st	2/28/2014	New	-	-
31 4200 Holly St	★★★★★	20,550	Unkwn	2/25/2014	New	-	-
32 11611-11633 E 51st Ave	★★★★★	26,925	1st	2/24/2014	New	\$3.59/nnn	Effective
33 4945 Lima St	★★★★★	29,491	1st	2/14/2014	New	\$3.65/nnn	Asking
34 11809-11839 E 51st Ave	★★★★★	22,118	1st	2/10/2014	New	\$3.65/nnn	Asking
35 Bldg 5 4236 Carson St	★★★★★	20,926	1st	1/31/2014	New	-	-
22 2780 Tower Rd	★★★★★	22,680	1st	1/31/2014	New	\$2.45/nnn	Asking
20 Freeway Industrial - Phase ... 4770 Forest St	★★★★★	30,000	1st	1/9/2014	New	\$2.50/nnn	Asking

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 11611-11633 E 51st Ave	★★★★★	20,500	1st	12/16/2013	New	\$3.60/nnn	Effective
 Upland District #4 13100 E 39th Ave	★★★★★	22,800	1st	12/6/2013	New	\$2.85/nnn	Asking
 Bldg 2 14101 E 33rd Pl	★★★★★	26,525	1st	12/1/2013	New	\$2.95/nnn	Asking
 4744 Forest St	★★★★★	25,773	1st	11/2/2013	New	\$3.25/nnn	Asking
 Midway Distribution Center I 11475 E 53rd Ave	★★★★★	23,460	1st	10/15/2013	New	\$3.65/nnn	Asking
 Moline Distribution Center - ... 4800-4818 Lima St	★★★★★	24,828	1st	10/3/2013	New	\$2.95/nnn	Asking
 4990 Oakland St	★★★★★	27,238	1st	10/1/2013	New	-	-