
Boulder Office Space For Lease

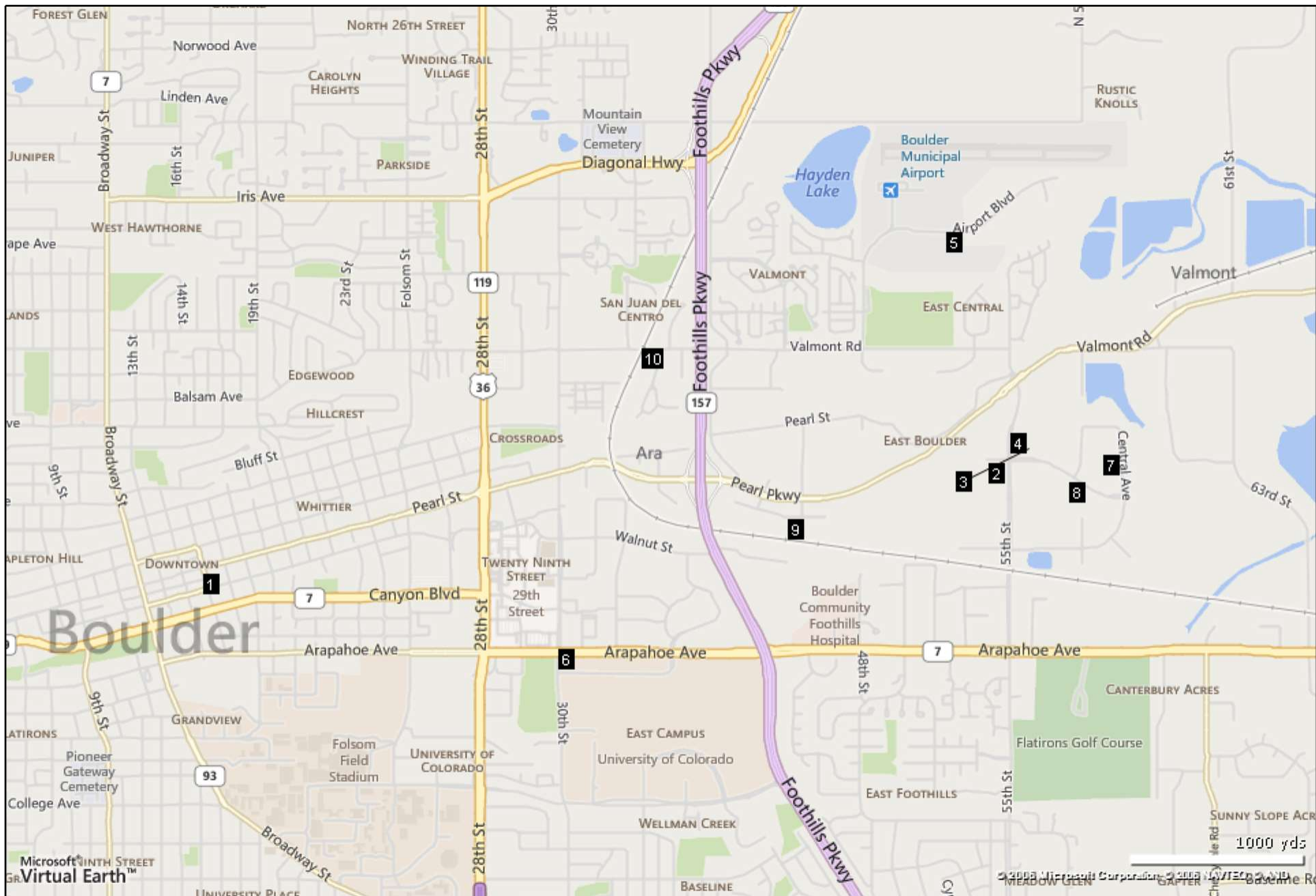
9/1/2015

PREPARED BY:



Rare Space Inc.
1331 17th St, Suite M-100
Denver, CO 80202

Travis Bontrager
VP
(303) 296-8822 (phone)
(303) 296-8814 (fax)
travis@rare.space.com





Location: **Boulder Cluster**
Boulder Submarket
Boulder County
Boulder, CO 80302

Building Type: **Class B Office**

Status: **Built 1994**

Stories: **3**

RBA: **33,481 SF**

Typical Floor: **11,160 SF**

Total Avail: **33,481 SF**

% Leased: **100%**

Developer: -
 Management: **Transwestern**
 Recorded Owner: **Walnut and Fifteenth LLC**

Expenses: **2015 Tax @ \$7.80/sf; 2015 Ops @ \$7.15/sf**

Parcel Number: **1463303-33-001**

Parking: **140 Surface Spaces are available; Ratio of 4.26/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E BSMT	3,617	3,617	33,481	\$32.00/nnn	02/2016	Negotiable	Direct
E 1st	8,399	8,399	33,481	\$32.00/nnn	02/2016	Negotiable	Direct
E 2nd	10,521	10,521	33,481	\$32.00/nnn	02/2016	Negotiable	Direct
E 3rd	10,944	10,944	33,481	\$32.00/nnn	02/2016	Negotiable	Direct



Location: **Bldgs A-D**
AKA Pearl St
Boulder Cluster
Boulder Submarket
Boulder County
Boulder, CO 80301

Developer: -
 Management: **CBRE**
 Recorded Owner: -

Building Type: **Class B Office**

Status: **Built 1989**
 Stories: **2**
 RBA: **165,490 SF**
 Typical Floor: **82,745 SF**
 Total Avail: **22,623 SF**
 % Leased: **100%**

Expenses: **2014 Tax @ \$2.51/sf, 2013 Est Tax @ \$2.45/sf; 2013 Ops @ \$1.83/sf, 2011 Est Ops @ \$2.62/sf**
 Parcel Number: **1463280-00-037**
 Parking: **607 Surface Spaces are available; Ratio of 3.67/1,000 SF**
 Amenities: **Atrium**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A 100	5,000 - 17,138	17,138	17,138	\$15.00/nnn	10/2015	Negotiable	Direct



Location: **Flatirons North - Bldg A**
55th St & Flatiron Pkwy
Boulder Cluster
Boulder Submarket
Boulder County
Boulder, CO 80301

Building Type: **Class B Office**

Status: **Built Aug 2000**

Stories: **2**

RBA: **54,656 SF**

Typical Floor: **27,328 SF**

Total Avail: **29,685 SF**

% Leased: **85.8%**

Developer: **The W.W. Reynolds Companies, Inc.**
 Management: **The W.W. Reynolds Companies, Inc.**
 Recorded Owner: **Upi & P7 Pearl East Llc**

Expenses: **2014 Combined Tax/Ops @ \$7.64/sf; 2007 Est Ops @ \$4.45/sf**
 Parcel Number: **1463270-18-008**
 Parking: **520 free Surface Spaces are available; Ratio of 9.51/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 200	16,400	16,400	16,400	\$15.00-\$16.00/nnn	12/2015	Negotiable	Direct



Location: **Flatlrons North - Bldg B**
AKA 2500 55th St
55th St & Flatiron Pkwy
Boulder Cluster
Boulder Submarket
Boulder County
Boulder, CO 80301

Developer: **The W.W. Reynolds Companies, Inc.**
 Management: **The W.W. Reynolds Companies, Inc.**
 Recorded Owner: **Upi & P7 Pearl East Llc**

Building Type: **Class B Office**

Status: **Built Nov 2000**
 Stories: **2**
 RBA: **29,810 SF**
 Typical Floor: **13,489 SF**

Total Avail: **29,810 SF**
 % Leased: **100%**

Expenses: **2015 Combined Tax/Ops @ \$8.10/sf**

Parcel Number: **1463270-18-008**

Parking: **520 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	8,500	14,000	14,000	\$16.00/nnn	12/2015	Negotiable	Direct
P 1st / Suite 101	5,500	14,000	14,000	\$16.00/nnn	12/2015	Negotiable	Direct
P 2nd / Suite 200	15,810	15,810	15,810	\$16.00/nnn	12/2015	Negotiable	Direct



Location: **Cisco Systems**
Boulder Cluster
Boulder Submarket
Boulder County
Boulder, CO 80301

Building Type: **Class B Office**

Status: **Built 2000**

Stories: **2**

RBA: **31,486 SF**

Typical Floor: **15,743 SF**

Total Avail: **14,297 SF**

% Leased: **100%**

Developer: -
 Management: **The W.W. Reynolds Companies, Inc.**
 Recorded Owner: **Bjffh Llc**

Expenses: **2014 Combined Tax/Ops @ \$4.54/sf**
 Parcel Number: **1463210-07-001**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st / Suite 100	14,297	14,297	14,297	\$15.00/nnn	12/2015	3-5 yrs	Direct

6 3004 Arapahoe Ave - Commercial Federal - Park Place Office Complex



Location: **Commercial Federal
Boulder Cluster
Boulder Submarket
Boulder County
Boulder, CO 80303**

Building Type: **Class B Office**

Status: **Built 1977**

Stories: **2**

RBA: **10,433 SF**

Typical Floor: **5,216 SF**

Total Avail: **10,433 SF**

% Leased: **0%**

Developer: -

Management: -

Recorded Owner: **Thomas J Harrington**

Expenses: **2014 Tax @ \$2.99/sf, 2011 Est Tax @ \$2.89/sf; 2011 Est Ops @ \$4.70/sf**

Parcel Number: **1463321-00-014**

Parking: **Ratio of 1.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E GRND	2,691	2,691	10,433	\$14.50/nnn	Vacant	Negotiable	Direct
E 1st	4,132	4,132	10,433	\$14.50/nnn	Vacant	Negotiable	Direct
E 2nd	3,610	3,610	10,433	\$14.50/nnn	Vacant	Negotiable	Direct



Location: **NWC Central Ave & Flatiron Pkwy**
Boulder Cluster
Boulder Submarket
Boulder County
Boulder, CO 80301

Building Type: **Class B Office**

Status: **Built 1995**

Stories: **2**

RBA: **40,232 SF**

Typical Floor: **20,045 SF**

Total Avail: **12,209 SF**

% Leased: **69.7%**

Developer: -
 Management: **Flatiron Property Management**
 Recorded Owner: **Flatiron Investments Lp**

Expenses: **2015 Combined Tax/Ops @ \$6.53/sf; 2012 Est Ops @ \$3.08/sf**
 Parcel Number: **1463270-18-001**
 Parking: **133 free Surface Spaces are available; Ratio of 3.84/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	6,096 - 12,209	12,209	12,209	\$16.00/nnn	Vacant	Negotiable	Direct



Location: **AKA 55th St
Boulder Cluster
Boulder Submarket
Boulder County
Boulder, CO 80301**

Building Type: **Class C Office**

Status: **Built 1962, Renov 1985**

Stories: **2**

RBA: **133,296 SF**

Typical Floor: **66,910 SF**

Total Avail: **20,400 SF**

% Leased: **84.7%**

Developer: -
Management: **CBRE**
Recorded Owner: **Flatiron Investments, LP**

Expenses: **2014 Tax @ \$1.75/sf; 2015 Combined Est Tax/Ops @ \$5.13/sf**
Parcel Number: **1463270-15-003**
Parking: **466 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5710 A & B	10,865	10,865	20,400	\$17.00/nnn	Vacant	3-5 yrs	Direct
P 2nd / Suite 5700 D	9,535	9,535	20,400	\$17.00/nnn	Vacant	3-5 yrs	Direct



Location: **Three Pearl Plaza**
AKA Pearl
Boulder Cluster
Boulder Submarket
Boulder County
Boulder, CO 80301

Building Type: **Class B Office**

Status: **Built Jan 1989**

Stories: **3**

RBA: **58,250 SF**

Typical Floor: **19,416 SF**

Total Avail: **13,506 SF**

% Leased: **76.8%**

Developer: -
 Management: **The W.W. Reynolds Companies, Inc.**
 Recorded Owner: **Moxie Lily Llc**

Expenses: **2014 Tax @ \$2.94/sf; 2011 Ops @ \$2.47/sf**
 Parcel Number: **1463280-28-006**
 Parking: **201 free Surface Spaces are available; Ratio of 3.49/1,000 SF**
 Amenities: **Balcony, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 108	10,470	10,470	10,470	\$18.00/nnn	Vacant	Negotiable	Direct



Location: **Wilderness One Building**
SWC Wilderness/Valmont
Boulder Cluster
Boulder Submarket
Boulder County
Boulder, CO 80301

Building Type: **Class B Office**

Status: **Built Jan 1984**

Stories: **2**

RBA: **30,555 SF**

Typical Floor: **15,277 SF**

Total Avail: **29,633 SF**

% Leased: **100%**

Developer: -
 Management: **Gibbons White, Inc.**
 Recorded Owner: **Railhead One Llc**

Expenses: **2014 Tax @ \$1.75/sf; 2011 Ops @ \$4.80/sf, 2005 Est Ops @ \$6.24/sf**
 Parcel Number: **1463291-14-002**
 Parking: **130 free Surface Spaces are available; Ratio of 4.46/1,000 SF**
 Amenities: **Atrium, On Site Management, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 2nd / Suite 200	15,910	15,910	15,910	\$20.00-\$22.00/nnn	30 Days	3-5 yrs	Direct