



## Need a High Harmonic Generation Laser?



Rare Space had the pleasure of representing KMLabs in their search and negotiations for a new 20,000 square foot HQ in and around Boulder. KM's employees are largely PHD's that build lasers, which we don't pretend to understand, at all. But we do know real estate, and that's why they hired us.

In our first meeting, we could see that we could add a lot of value. KM was on two floors which required them to move fairly heavy and definitely expensive laser stuff between floors, using the stairs and an older, slow elevator. The building management was also non responsive to KM. There were a lot of inefficiencies.

So, the journey begins. We looked at properties from Longmont to Boulder to Broomfield. Several test fits of space were done, negotiations got heated but nothing quite fit, so we kept looking.

Ultimately we ended securing a 20,000 SF space, very close to KM's current office, and this made everyone happy. Finding 20,000 SF in a tight market like Boulder is tougher than it sounds, and we are fortunate to have Bill Reynolds and his group as our landlord.

Fortunately, KM hired a project manager (construction management, move management, IT management...), we recommended and they are currently getting permits and will begin the build out soon. KM has a target occupancy of early June. KM will be 100% located on the ground floor, and will have a couple of fancy new labs to research, build and test their lasers. The new layout is going to be fantastic. Congrats KM and crew.