
Acertara Acoustic Laboratories 1900 South Sunset S

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PREPARED BY:



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Lease Availability Report

1900 Sunset St - Bldg 1 Corporate Center Circle

Longmont, CO 80501 - Boulder County Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2001
RBA:	72,281 SF
Floors:	1
Typical Floor:	72,281 SF

AVAILABILITY

Min Divisible:	9,882 SF
Max Contig:	14,200 SF
Total Available:	14,200 SF
Asking Rent:	\$13.00/NNN

EXPENSES PER SF

Taxes:	\$1.27 (2015)
Opex:	\$2.05 (2013-Est)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1D	Office	Relet	9,882 - 14,200	14,200	14,200	\$13.00/NNN	Vacant	3 - 10 Yrs

SALE

Last Sale: Portfolio of 3 Office Properties in Longmont, CO Sold on Jan 11, 2006 for \$29,895,800 (\$115.90/SF)

TRANSPORTATION

Parking: 304 free Surface Spaces are available; Ratio of 4.25/1,000 SF

Airport: 50 minute drive to Denver International Airport

Walk Score ®: Car-Dependent (41)

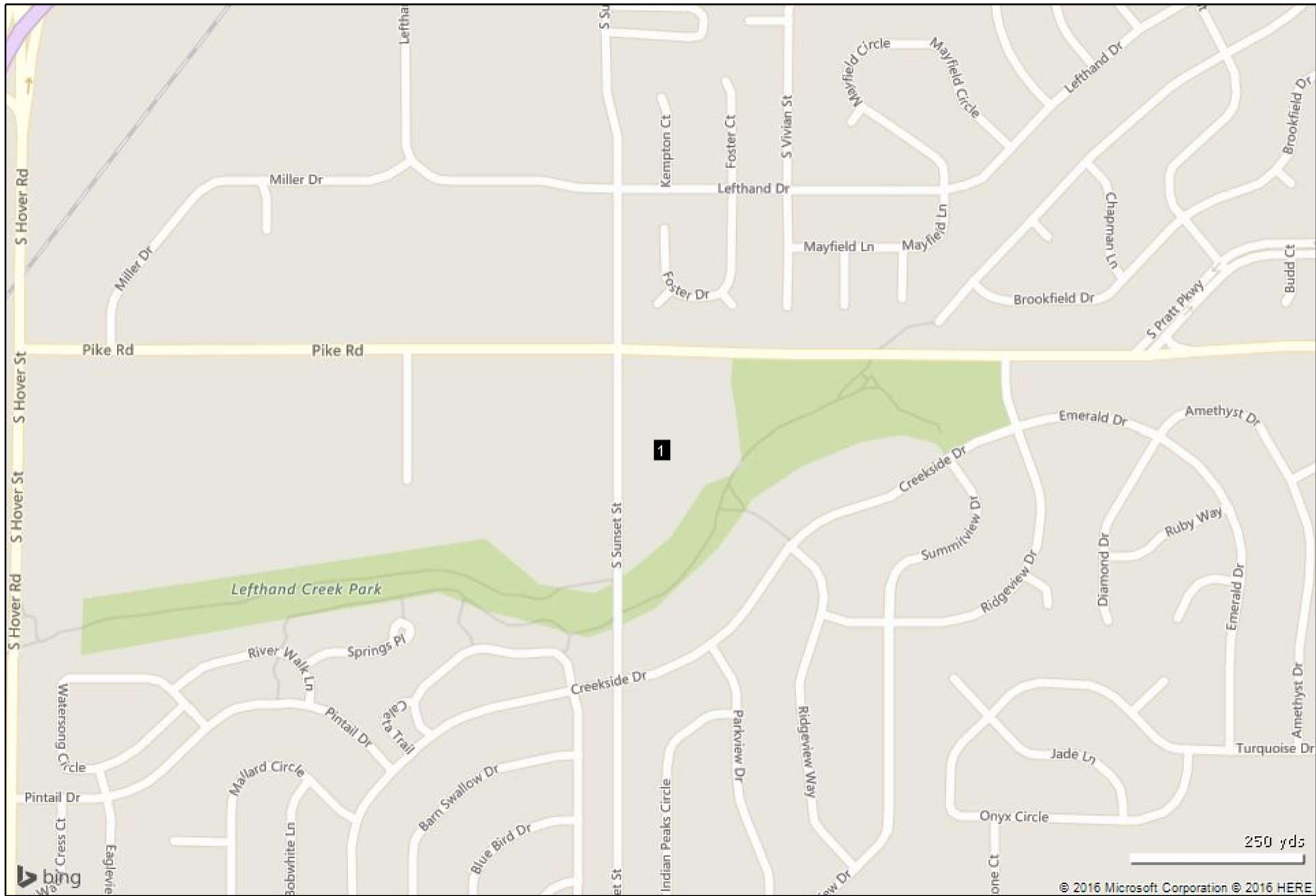
Transit Score ®: Some Transit (33)

KEY TENANTS

Phar Merica	34,847 SF	Acertara Acoustic Labs	15,772 SF
Tetra Tech RTW	1,000 SF		

BUILDING NOTES

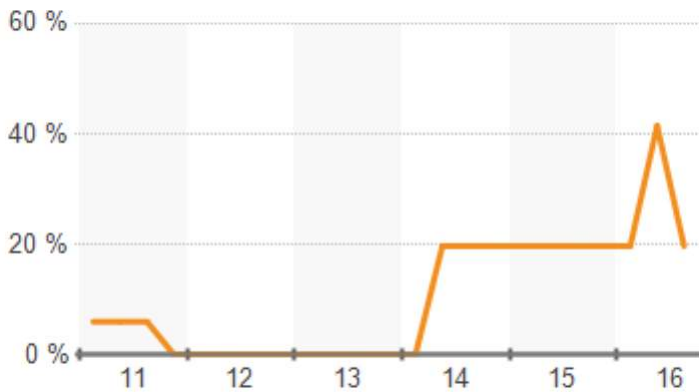
This is a state-of-the-art versatile office/flex space in a campus setting that offers a great corporate identity, fiber optic capability, a beautifully landscaped campus setting, and a location in immediate proximity to restaurants, shopping, housing, open space.



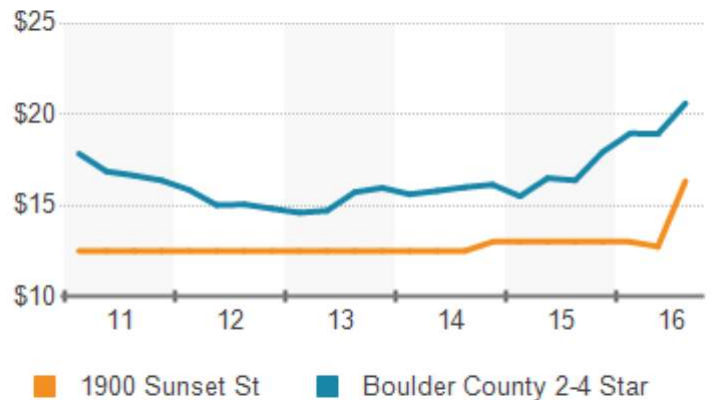
1900 Sunset Analytics

Office	1900 Sunset St	Boulder County 2-4 Star	Boulder County	Boulder
Buildings	1	100	102	974
Existing SF	72,281	1,616,783	1,618,981	16,875,553
Average Building SF	72,281	16,167	15,872	17,326
Under Construction	-	-	-	308,234
Leasing				
Gross Rent Per SF	\$16.34	\$20.61	\$20.61	\$25.95
Vacancy Rate	19.6%	10.4%	10.4%	6.5%
Available Spaces	1	30	30	345
Available SF	14,200	237,737	237,737	1,924,057
12 Mo. Absorption SF	-20	-72,503	-72,503	271,291
12 Mo. Leasing SF	15,772	144,291	144,291	1,264,364
Sales Past Year				
Properties	-	6	6	46
Sales Volume (Mil.)	-	\$5.4	\$5.4	\$126
Avg Sale Price (Mil.)	-	\$1.3	\$1.3	\$3.2
Sale Price Per SF	-	\$107	\$107	\$171
Cap Rate	-	-	-	7.6%

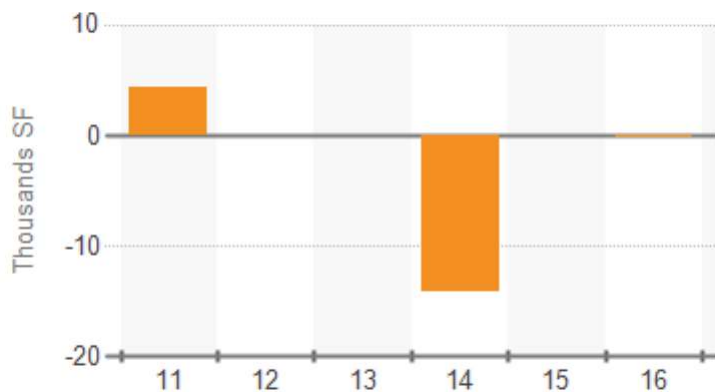
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

