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# NewHope360/Penton Media

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PREPARED BY:



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# Lease Availability Report

## 5541 Central Ave - Milne Bldg

Boulder, CO 80301 - Boulder Ind Submarket



### BUILDING

Type:	Class B Flex
Subtype:	R&D
Tenancy:	Multiple
Year Built:	1969; Renov 2016
RBA:	84,556 SF
Floors:	2
Typical Floor:	37,958 SF
Ceiling Ht:	16'-18'

### AVAILABILITY

No Spaces Available

### EXPENSES PER SF

Total Expenses: \$5.44 (2015-Est)

### SALE

Last Sale: Portfolio of 18 Properties in Boulder, CO Sold on Nov 1, 2011 for \$60,750,000 (\$99.80/SF)

### LOADING

Docks: 21 ext

Cross Docks: Yes

Drive Ins: 3 tot./9'w x 12'h

Rail Spots: None

### POWER & UTILITIES

Power: 600-1,200a/120-208v 3p 4w Heavy

### FEATURES

Air Conditioning

### LAND

Land Area: 6.33 AC

Zoning: IG

Parcel: 1463270-05-002

### TRANSPORTATION

Parking: 196 free Surface Spaces are available; Ratio of 2.20/1,000 SF

Airport: 52 minute drive to Denver International Airport

Walk Score ®: Car-Dependent (39)

Transit Score ®: Some Transit (38)

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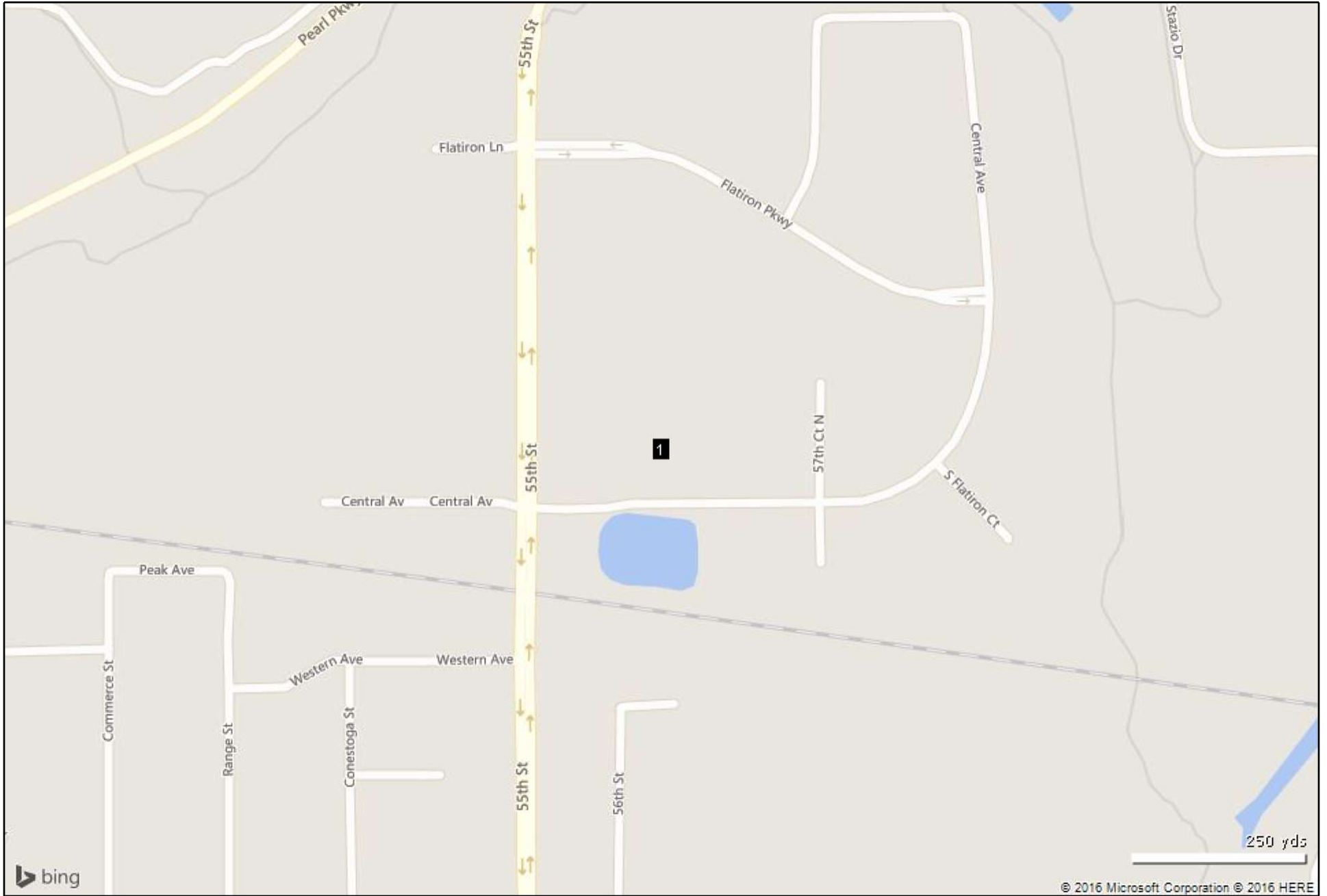
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### KEY TENANTS

Wireless Alliance LLC	8,900 SF	Bolder Biopath Inc	8,443 SF
Trumark Manufacturing Co Inc	7,336 SF	Good Karma Foods	3,417 SF
Shredder Ski	3,300 SF	Percept Technology Labs, LLC	3,000 SF



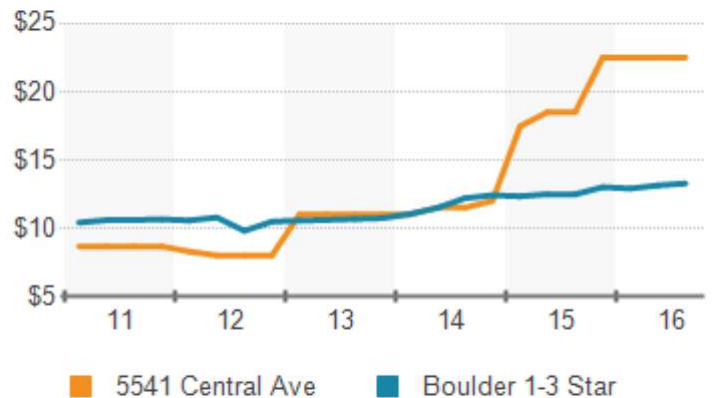
# NewHope360 Penton Media

Flex	5541 Central Ave	Boulder 1-3 Star	Boulder	Boulder
Buildings	1	148	154	315
Existing SF	84,556	4,921,446	5,262,885	12,267,717
Average Building SF	84,556	33,253	34,174	38,945
Under Construction	-	-	35,000	141,691
<b>Leasing</b>				
Rent Per SF	\$22.50	\$13.27	\$13.28	\$10.90
Vacancy Rate	24.4%	7.2%	7.2%	9.9%
Available Spaces	0	53	56	100
Available SF	0	586,627	649,738	1,674,230
12 Mo. Absorption SF	20,109	81,053	91,243	436,965
12 Mo. Leasing SF	40,730	483,771	487,441	1,045,858
<b>Sales Past Year</b>				
Properties	-	7	7	17
Sales Volume (Mil.)	-	\$18	\$18	\$62
Avg Sale Price (Mil.)	-	\$3.0	\$3.0	\$4.1
Sale Price Per SF	-	\$98	\$98	\$108
Cap Rate	-	8.4%	8.4%	8.1%

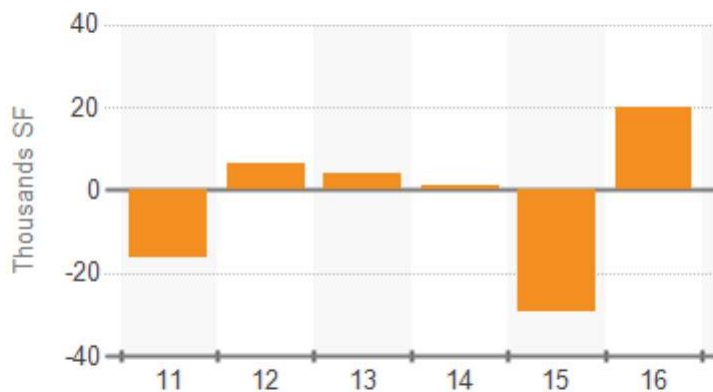
## Vacancy Rate



## Asking Rent Per SF



## Net Absorption



## Probability of Leasing in Months

