

# Property Summary Report

## 4990 Pearl East Cir

Boulder, CO 80301 - Boulder Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1995
RBA:	39,547 SF
Floors:	3
Typical Floor:	13,182 SF
Construction:	Masonry

### LAND

Land Area:	4.54 AC
Parcel	1463280-31-003

### EXPENSES PER SF

Taxes:	\$6.19 (2010)
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### AMENITIES

Property Manager on Site

### LEASING

Available Spaces: 11,297 - 25,607 SF Available in 2 Spaces

Availability: 64.8% Available; 100% Vacant

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Relet	11,297	11,297	25,607	\$19.00 - 21.00/NNN	Vacant	Negotiable
E 3rd	Office	Relet	14,310	14,310	25,607	\$19.00 - 21.00/NNN	Vacant	Negotiable

### SALE

Last Sale: Portfolio of 42 Properties Sold on Jan 29, 2015 for \$221,750,000 (\$155.12/SF)

### TRANSPORTATION

Walk Score ®: Car-Dependent (31)

Transit Score ®: Some Transit (42)

### PROPERTY CONTACTS

True Owner: **Unico Properties**

Recorded Owner: **Upi & P7 Pearl East Llc**

Property Manager: **The W.W. Reynolds Companies, Inc.**

True Owner: **AEW Capital Management**

Prior True Owner: **The W.W. Reynolds Companies, Inc.**

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### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 100%
Submarket 2-4 Star	7.9%	▲ 2.7%
Market Overall	7.4%	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	629,584	▼ 16.2%
Months On Market	6.5	▲ 1.6 mo

Gross Asking Rents Per SF	Current	YOY
Current Building	\$26.92	↔ 0.0%
Submarket 2-4 Star	\$27.60	▼ 2.0%
Market Overall	\$25.75	▲ 2.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$161.4	▲ 18.9%
12 Mo. Price Per SF	\$308	▲ 33.9%