



Mission Impossible



ASD is a subsidiary of Spectris, a billion dollar international company. When ASD hired Rare Space, they were inefficiently located on two floors. **ASD wanted to reduce costs, improve space efficiencies, and contract into approximately 17,000 square feet, all while having 1.5 years remaining on their lease.** It was determined that the best solution would be to terminate their existing lease, and relocate to a new facility.

Rare Space accomplished the following:

- Relocated ASD into a space with a better image and location
- Negotiated a lease buyout for the final 1.5 years
- Created a savings of \$200,000 per year
 - \$1,400,000 savings over the 7 year term of their lease
- Met ASD's corporate's aggressive economic and efficiency metrics
- Assembled a team that included:
 - Project Manager
 - Architect
 - Attorney
 - General Contractor
 - Moving Company

Rare Space accomplished the following resulting in **total savings of \$1,400,000** for ASD:

	Old Space (Boulder)	New Space (Longmont)
Sq. Feet	23,541	17,044
Increased Efficiency %	-	27.6%
Lease Rate	\$15.00	\$11.00
Rent Savings	-	\$1,230,000
Free Rent	-	\$78,188
TI Allowance	-	\$511,320
Excess TI's (For Occupancy Costs)	-	\$85,000
Lease Buyout	\$295,000	-
Total Savings		\$1,400,000