



**You Got a Problem? We Can Fix It!**



It's never too early to fix your real estate issues, even if you are in a long-term lease, there are always alternative solutions.

Rare Space had the opportunity to represent a Denver firm that occupied too much space and as a result, was paying too much in rent. The firm was committed to a long-term lease with seven (7) years remaining on the term.

Rare Space helped the firm restructure their lease. By extending their lease term, the landlord reduced their space by 33%, which drastically reduced their occupancy costs.

The firm is staying in their current space, and by using their space more efficiently; Rare Space was able to **save the firm over \$450,000**.

	Old Space	New Space
Square Feet	13,000	8,500
Increased Efficiency %		<b>33%</b>
Lease Rate	\$23	\$26
Rent Savings (First Year)		\$78,000
Total Savings (Term of Lease)		<b>\$450,000</b>