

# Property Summary Report

**2930 Pearl St - Google Campus**  
 Boulder, CO 80301 - Boulder Submarket



## BUILDING

Type:	<b>Class A Office</b>
Tenancy:	<b>Single</b>
Year Built:	<b>Under Construction</b>
RBA:	<b>200,000 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>50,000 SF</b>

## LAND

Parcel	<b>1463293-15-002</b>
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## EXPENSES PER SF

Taxes:	<b>\$0.26 (2014)</b>
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## LEASING

Available Spaces: No Spaces Currently Available

## SALE

Last Sale: **Sold on Sep 8, 2017 for \$130,943,956 (\$654.72/SF)**

## TRANSPORTATION

Walk Score ®: Somewhat Walkable (66)

Transit Score ®: Good Transit (58)

## KEY TENANTS

**Google** **200,000 SF**

## MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 3-5 Star	8.1%	▲ 1.3%
Market Overall	7.0%	▼ 0.2%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	734,684	▼ 14.0%
Months On Market	6.4	▼ 0.1 mo

Gross Asking Rents Per SF	Current	YOY
Submarket 3-5 Star	\$29.97	▲ 1.4%
Market Overall	\$26.66	▲ 2.0%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$515.7	▲ 823.3%
12 Mo. Price Per SF	\$350	▲ 86.2%