_		Revised														
Option	Generic		09/19/2023			Building No. 1 - Colo Tech Center - The Collective										
		199 South Taylor Ave., Louisville, Co. (For-sale or lease condos)														
		Current NNN pricing for Condo sales and leasing														
		Startng NNN														
											C & S		Rental rate			
						C & S	C & S		C & S	C & S	Price Total	C & S	per / s.f. / yr.			
			Sq. Ft.	Sq. Ft.	Sq. Ft.	Price / s.f.	Price	Mezzanine	Price	Price Total	Grd flr + Mezz	Total Sale	Cold Dark Shell	Add \$70 TI	Annual NNN rent	Cold Dark Shell
Nature	Tenant / use	Unit No.	Ground flr.	Mezz	Total	Ground flr.	Ground flr.	Price / s.f.	Mezzanine	Grd flr + Mezz	inc \$70 / s.f. TI	Price per s.f.	@ 6.5 cap	Rate add \$7.56	with \$70 TI	NO TI
														Α	В	С
Sale or Lease	100% office	1	1,593		1,593	\$330.00	\$525,690.00			\$525,690.00	\$637,200.00	\$330.00	\$21.45	\$29.01	\$46,212.93	\$34,169.85
Sale or Lease	Office / flex	2	1,798		1,798	\$320.00	\$575,360.00			\$575,360.00	\$701,220.00	\$320.00	\$20.80	\$28.36	\$50,991.28	\$37,398.40
Sale or Lease	Office	3	1,642		1,642	\$320.00	\$525,440.00			\$525,440.00	\$640,380.00	\$320.00	\$20.80	\$28.36	\$46,567.12	\$34,153.60
Sale or Lease	100% office	4	2,160		2,160	\$335.00	\$723,600.00			\$723,600.00	\$874,800.00	\$335.00	\$21.78	\$29.34	\$63,363.60	\$47,034.00
Sale or Lease	Office flex with Mez.	5	2,681	1,273	3,954	\$320.00	\$857,920.00	\$185.00	\$235,505.00	\$1,093,425.00	\$1,370,205.00	\$276.54	\$17.97	\$25.53	\$100,964.87	\$71,072.63
Sale or Lease	Office flex with Mez.	6	2,562	1,218	3,780	\$320.00	\$819,840.00	\$185.00	\$225,330.00	\$1,045,170.00	\$1,309,770.00	\$276.50	\$17.97	\$25.53	\$96,512.85	\$67,936.05
Sale or Lease	Office flex with Mez.	7	2,575	1,218	3,793	\$320.00	\$824,000.00	\$185.00	\$225,330.00	\$1,049,330.00	\$1,314,840.00	\$276.65	\$17.98	\$25.54	\$96,881.53	\$68,206.45
Sale or Lease	Office flex with Mez. Office flex with Mez.	8 9	2,575	1,218	3,793	\$320.00	\$824,000.00	\$185.00	\$225,330.00	\$1,049,330.00	\$1,314,840.00	\$276.65	\$17.98 \$17.98	\$25.54	\$96,881.53	\$68,206.45
Sale or Lease	Office flex with Mez.	-	2,575	1,218 1,273	3,793	\$320.00	\$824,000.00	\$185.00	\$225,330.00	\$1,049,330.00	\$1,314,840.00	\$276.65		\$25.54	\$96,881.53	\$68,206.45
Sale or Lease		10	2,486	1,2/3	3,759	\$320.00	\$795,520.00	\$185.00	\$235,505.00	\$1,031,025.00	\$1,294,155.00	\$274.28	\$17.83	\$25.39	\$95,434.67	\$67,016.63
Sale or Lease	100% office Office	11	2,160		2,160	\$335.00	\$723,600.00			\$723,600.00	\$874,800.00	\$335.00	\$21.78	\$29.34	\$63,363.60	\$47,034.00
Sale or Lease	Office / flex	12	1,642 1,770		1,642 1,770	\$330.00	\$541,860.00			\$541,860.00	\$656,800.00	\$330.00	\$21.45 \$21.45	\$29.01 \$29.01	\$47,634.42 \$51,347.70	\$35,220.90 \$37,966.50
Sale or Lease	100% office	13 14	1,770		1,770	\$330.00 \$330.00	\$584,100.00 \$526,020.00			\$584,100.00 \$526,020.00	\$708,000.00 \$637.600.00	\$330.00 \$330.00	\$21.45 \$21.45	\$29.01 \$29.01	\$51,347.70 \$46.241.94	\$37,966.50
Sale or Lease	100% отсе	14	1,594		1,594	\$330.00	\$526,020.00			\$526,020.00	\$637,600.00	\$330.00	\$21.45	\$29.01	\$46,241.94	\$34,191.30
		Totals	29,813	7,418	37,231		\$9,670,950.00		\$1,372,330.00	\$11,043,280.00	\$13,649,450.00		\$19.28	\$26.84	\$999,279.56	\$717,813.20
			Recap Totals										Blended	Blended	\$26.84	\$19.28
1	Colo. Tech Ctr. Bidge: 1-3 Sale and lease prices At AC 1285, File A					\$324.39				\$296.62	\$366.62				Blended	Blended
1						Blended / s.f.				Blended / s.f.	Blended / s.f.					
			10/16/2023													