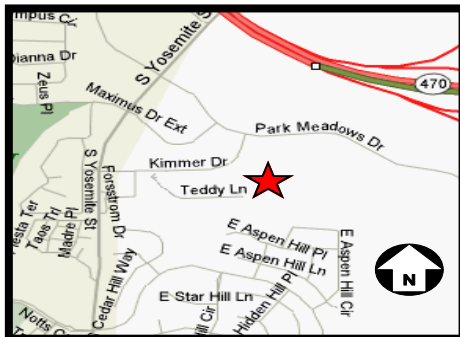


Village Square Office Condos At Lone Tree



9360-9370 Teddy Lane, Lone Tree, CO 80204
Yosemite & C-470

- ◆ **Incredible views!**
- ◆ **Invest in your own business!**
- ◆ **Brand new, high quality construction.**
- ◆ **Private entrances.**
- ◆ **Exterior signage for each unit.**
- ◆ **Customize your layout.**
- ◆ **10% Down payment financing avail.**
- ◆ **Lease purchase options available**
- ◆ **Control your occupancy costs and office environment.**
- ◆ **After-tax cost of ownership far less than comparable for lease projects.**



Property Information

Description	Five, two-story professional office condominiums located in a unique business-park setting, in the Park Meadows entertainment district. Two adjacent land pads available. Property is for sale or lease.
Pricing	\$185 to \$210 psf for sale. Lease terms are negotiable
Available Units	1,192 to 15,000 SF contiguous space
Project Size	56,670 SF in five buildings on 7.09 acres.
Parking	1 space per 300 SF
Construction Type	Wood frame structure and foundation with concrete piers.
Exterior Finish	Stucco and Stone

Available Units



Building 3 9362 Teddy Lane			
Unit Number	Unit Type	Square Feet	Price per SF
102	Single	1,375	\$185
105	Double	2,756	\$185
203	Double	2,384	\$190

Building 4 9364 Teddy Lane			
Unit Number	Unit Type	Square Feet	Price per SF
202	Single	1,192	\$190
203	single	1,192	\$190

Building 5 9360 Teddy Lane			
Unit Number	Unit Type	Square Feet	Price Per SF
101	Single	1,381	\$210
102	Single	1,375	\$210
103	Double	2,756	\$210

Sale Pricing

Units can be sold individually starting at 1,192 square feet up to the largest contiguous space available. Units range in price from \$185 to \$210 per square foot for core and shell based on unit size and location in the project.

Lease Pricing

Negotiable

Purchase vs. Lease

The cost of occupancy is one of the highest expenses a business faces after employee costs. Leasing professional office space provides little to no long term value to a business' bottom line. When you purchase your office space you are creating long term value **FOR YOU** not your landlord. Some of the benefits include predictable office space expenses and potential tax and appreciation from owning a high quality real estate property. Call Dan Bartell for an analysis 303-753-9100.

Pay yourself... not a landlord

Sample Purchase Analysis

Sale Information	SBA	Conventional
Price Per Square Foot (1,381 sf)	\$ 185.00	\$ 185.00
purchase price	\$ 254,375	\$ 254,375
down payment @	10% \$ 25,438	20% \$ 50,875
loan amt	\$ 228,938	\$ 203,500
interest rate (annual) <i>estimate</i>	8.5%	7.5%
amortization per (yrs)	25	25
debt service per month	\$ 1,8743	\$ 1,504
Condo Assn. Fee Mo. psf @ \$2.75 psf/yr.	\$ 273	\$ 273
Total Monthly Cost	\$ 2,117	\$ 1,777
Total Annual Pretax Cost psf - sale	\$ 18.47	\$ 15.51
amt of principal in debt monthly pmt	\$ (222)	\$ (232)
amt of interest in debt monthly pmt	\$ (1,622)	\$ (1,272)
POTENTIAL TAX BENEFITS (PLEASE CONSULT YOUR TAX ADVISOR)		
depreciation @ 80%/20% bldg to land/39 yrs (annual)	\$ 5,218	\$ 5,218
interest deduction (annual)	\$ 19,460	\$ 15,263
total state & fed tax bracket	42% \$ 10,365	42% \$ 8,602
principal reduction 1st year	\$ 2,662	\$ 2,784
total per square foot tax svgs & equity	\$ (9.47)	\$ (8.28)
Net Potential After-Tax Pocket Cost of Owning PSF	\$ 9.00	\$ 7.23

Please consult with legal and tax advisors prior to making any decision.

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It's time to take control of your occupancy costs and office environment by purchasing your office space!



For more information, visit our website at www.bartellre.com

or contact:

Dan Bartell

CORE AND SHELL SPECIFICATIONS

Site

- Fully landscaped and irrigated
- Entrance monument signage
- Exterior unit signage
- Paved parking lot built to code
- Lighted and private suite entrances
- Centrally located mailboxes

Structure

- Conventionally framed two-story wood structure, each unit having walkout access to grade
- Typical roof framing
- I-Joist floors on second floor and over crawl space on first floor
- Exterior walls, load bearing wood studs
- Lateral resistance, plywood shear walls

Plumbing

- 3/4" domestic cold water line (approximately 50 psi) for extension by buyer's build-out contractor. Water for each owner will be sub-metered to meter water usage for each separate unit.
- 4" sanitary sewer line to each floor of each building, for extension by buyer's build-out contractor. Drain, waste and vent piping and connections to be completed by buyer's build-out contractor.
- Natural gas service to furnace. Additional gas lines for process equipment to be installed by buyer's build-out contractor.

HVAC

- Furnace and air-conditioner condenser units will be installed for each unit. Ductwork and diffusers to be completed by buyer's build-out contractor.
- Each unit will have a separate furnace installed for it. Furnaces servicing lower levels will be in the crawlspace. Furnaces in the upper level will be in the attic. Mechanical systems will consist of split system furnace/condensing units provided for the various zones required.
- Ventilation will be provided by buyer's build-out contractor.

Electrical

- 120/208V, 3Ø power will be installed to the building, for extension by the buyer's build-out contractor. It is anticipated that 100A, 3Ø capacity will be available to each separate 1200 to 1400 square foot unit.
- Telephone service is provided to each building, with conduit extended to each floor. Telephone wiring will be completed by buyer's build-out contractor.

Insulation

- Insulation (R-11) and Vapor Barrier installed in the building crawl space. All additional interior insulation to be installed by buyer's build-out Contractor.