



CASE STUDY:	“Have a Cigar!”
TENANT:	CenterStone Technologies
TENANT REP:	Rare Space Inc.



CenterStone Technologies is the recognized leader in Sales Order Management solutions for specialty retailers throughout North America and Europe. As a past client of Rare Space, they knew who to call when it came to solving their real estate problems. After expanding within their previous building, CenterStone found themselves on two separate floors of an historic downtown building where rental rates were on the rise. With their lease expiration quickly approaching, CenterStone decided it was time to shop around for cheaper, more efficient space while maintaining their LoDo location.

Rare Space was retained by CenterStone and managed to negotiate a great deal right next door to their current building with a turnkey tenant improvement allowance and a 30-day construction deadline. Confident that they had secured the best office deal in LoDo just as their CFO had his first baby boy, it's no wonder that stogie tasted so sweet. Check out this rate schedule:

<u>MONTHS</u>	<u>ANNUAL LEASE RATE</u>
1-4	FREE
5-16	\$12.00 FSG
17-28	\$14.00 FSG
29-40	\$16.00 FSG
41-52	\$18.00 FSG
53-64	\$18.50 FSG