

CASE STUDY:	Lease Renewal and Future Expansion
TENANT:	Colorado Enterprise Fund
TENANT REP:	Rare Space Inc.



Through a referral from another client in the same building, Colorado Enterprise Fund was unsure of their future growth. Their lease expiration was looming close and the ideal size and most efficient layout was all up for discussion.

Along with Colorado Enterprise Fund, who provides small business loans to entrepreneurs, we determined a short term and a long term approach, what they need now and what they will need if the predicted changes and growth occur.

After searching the market and touring other great options, it was determined to pursue a one year lease negotiation in the current space to accommodate the current situation. In the meantime, we simultaneously negotiated their expansion and build out of the new larger and more efficient space within the building. This way, they had an option on their “perfect space” eight months after the original one year commencement.

Because the future looks bright, CEF exercised their new option, which automatically terminated the remainder of the one year agreement quickly and easily. By keeping the same suite number, they eliminated the cost of ordering new stationary and sending announcements and they locked in the lower rates of eight months earlier.

CONCLUSION: By utilizing Rare Space’s services, Colorado Enterprise Fund was able to focus on their future business of helping entrepreneurs in a more efficient and new space, all accomplished through great planning and building in the right flexibility.