

Stapleton: The High Performance Workplace Located in Denver's Premiere Mixed-Use Development

Incremental Occupancy Cost Comparison: 10-Year Lease Scenario Average Land Cost – 9% Return on Cost | \$9.50 per SF for Land

Development	Building Size (SF)	Land Area (Acres)	Land Price Range/SF		Parking Ratio/1,000	Incremental		Land Cost	Property Taxes	Enterprise Zone	Total Incremental Occupancy Costs	Total Incremental Occupancy Costs/SF/Yr
			Min.	Max.		Parking Structure per Space	Total Parking Cost 10 Year					
STAPLETON	150,000	9	\$5.00	\$14.00	4	0	\$0	\$3,351,942	\$5,233,050	(\$1,500,000)	\$7,084,992	\$4.72
I-70 & Pena	150,000	9	\$5.00	\$10.00	4	0	\$0	\$2,646,270	\$5,146,050	\$0	\$7,792,320	\$5.19
I-70 & Tower	150,000	9	\$6.00	\$9.00	4	0	\$0	\$2,646,270	\$5,494,050	\$0	\$8,140,320	\$5.43
Central Platte Valley	150,000	0.5	\$140.00	\$140.00	1	\$11,500	\$1,552,500	\$2,744,280	\$6,769,035	\$0	\$11,065,815	\$7.38
Greenwood Village	150,000	7	\$18.00	\$18.00	4	\$11,500	\$3,105,000	\$4,939,704	\$6,903,450	\$0	\$14,948,154	\$9.97
Centennial	150,000	7	\$8.00	\$9.00	4	\$11,500	\$3,105,000	\$2,332,638	\$4,537,050	\$0	\$9,974,688	\$6.65
E-470 & I-25	150,000	7	\$6.00	\$10.00	4	\$11,500	\$3,105,000	\$2,195,424	\$5,702,850	\$0	\$11,003,274	\$7.34
Highway 36 Corridor	150,000	9	\$8.00	\$12.00	4	0	\$0	\$3,528,360	\$5,015,550	\$0	\$8,543,910	\$5.70
Northwest Business Park	150,000	9	\$6.00	\$8.00	4	0	\$0	\$2,469,852	\$5,385,300	\$0	\$7,855,152	\$5.24
Denver Tech Center	150,000	7	\$22.00	\$22.00	4	\$11,500	\$3,105,000	\$6,037,416	\$5,006,850	\$0	\$14,149,266	\$9.43