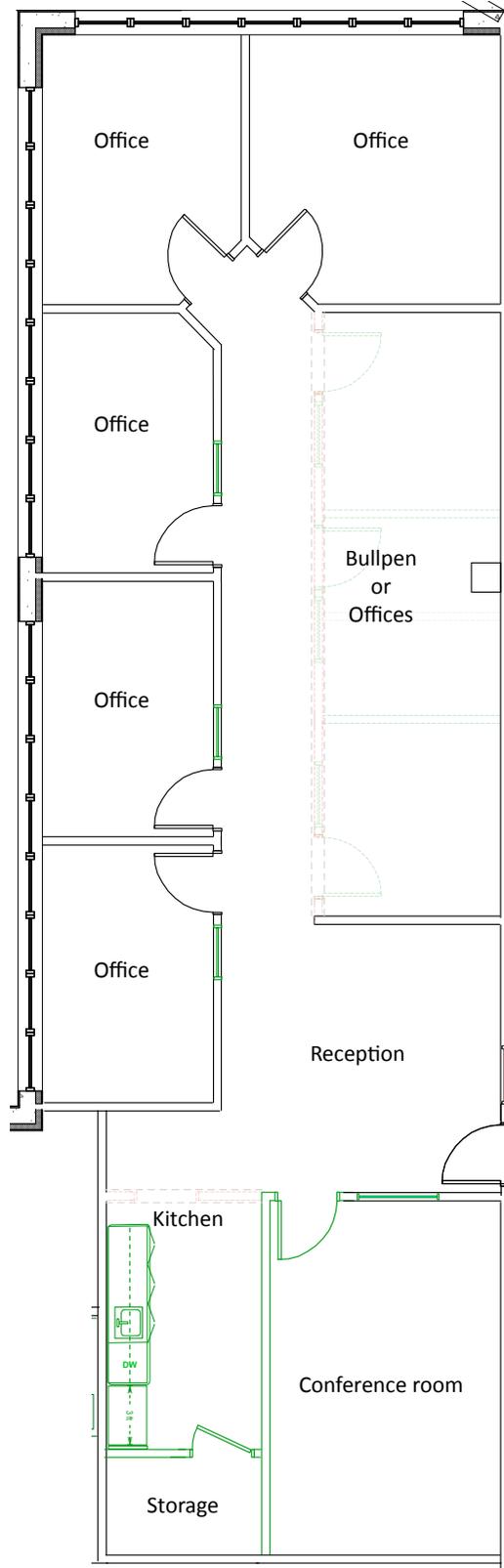


**Condition of Premises at Delivery:** The suite includes a reception, kitchenette, storage/ server closet, conference room, bullpen, and five private offices. New building-standard flooring will be installed in the bullpen, and the premises will be painted in building-standard colors.

- **Construction (Building Standard Finishes):**
  - Demo a wall and add fixtures to create a break room with a kitchenette, as shown in the attached.
  - Install a storage closet.
  - Build a conference room by adding a new entry door with side glass, per the attached floor plan.
  - Demolish the existing wall on the east side to create a large bullpen, as indicated on the floor plan.
- **Flooring:** Install new building-standard flooring throughout — Carpet tiles in bullpen, conference room, and offices - luxury vinyl plank (LVP) in reception and kitchenette.
- **Paint:** Paint the entire suite with one building-standard wall color and one trim color from the landlord's palette.
- **Ceiling Tiles:** Repair or replace any damaged ceiling tiles.
- **Window Treatments:** Repair or replace damaged window blinds with standard treatments.
- **Office Glass (two options, subject to feasibility):**
  - Option 1 (preferred): Install a standard glass panel beside each office door, either a tall, narrow sidelight or a bay window (approx. 3' x 4'), depending on existing wall conditions.
  - Option 2 (if feasible): Insert glass into existing solid-core office doors, contingent on the door's structural suitability. This option requires field verification.
- **Kitchenette (Building Standard Finishes):**

The Premises shall include a kitchenette constructed with standard building materials for finishes, fixtures, and electrical work. The kitchenette will include upper and lower cabinets, a large sink, a cutout for a dishwasher, and space for a large refrigerator, as further detailed below.

  - Sink & Garbage Disposal**
    - The build-out will include a large sink and a garbage disposal.
    - The Landlord's contractor will supply and install both the sink and the garbage disposal.
  - Dishwasher Hookup**
    - The build-out will provide a designated space equipped with hookups for an under-counter dishwasher.
    - The Tenant is responsible for supplying and installing the dishwasher at the Tenant's sole cost and expense.
  - Refrigerator Hookup**
    - The build-out will include a designated space with hookups and a water line for a large refrigerator.
    - The Tenant is responsible for supplying and installing the refrigerator at the Tenant's sole cost and expense.
  - Electrical**
    - The build-out will include electrical connections sufficient for the operation of the garbage disposal, dishwasher, and refrigerator.
  - Tenant's Ongoing Responsibilities**
    - The Tenant shall, at the Tenant's sole cost and expense, maintain the garbage disposal, dishwasher, and refrigerator in good working order and condition, and shall be responsible for all costs associated with their repair, maintenance, and replacement.
  - **Optional - Electrical:** The space will be delivered with standard electrical provisions. The landlord is willing to add additional electrical if needed, with costs passed to the tenant either through reimbursement or by incorporating the cost into the lease rate.



EXAMPLE IMAGES  
BUILDING STANDARD  
MAY VARY



*DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT.*

Suite	SF	Base Rent	Monthly Rent	Annual Esc.	Term Yrs.	Lease Type
100 Concept	2,130	\$18.50 - \$20.00	\$3,284 - \$3,550	\$0.50	5 - 7	Full Service

**CONTACT: Scott L Fischer**  
Senior Broker  
O: 303.512.1158  
C: 303.882.8622  
sfischer@uniqueprop.com

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