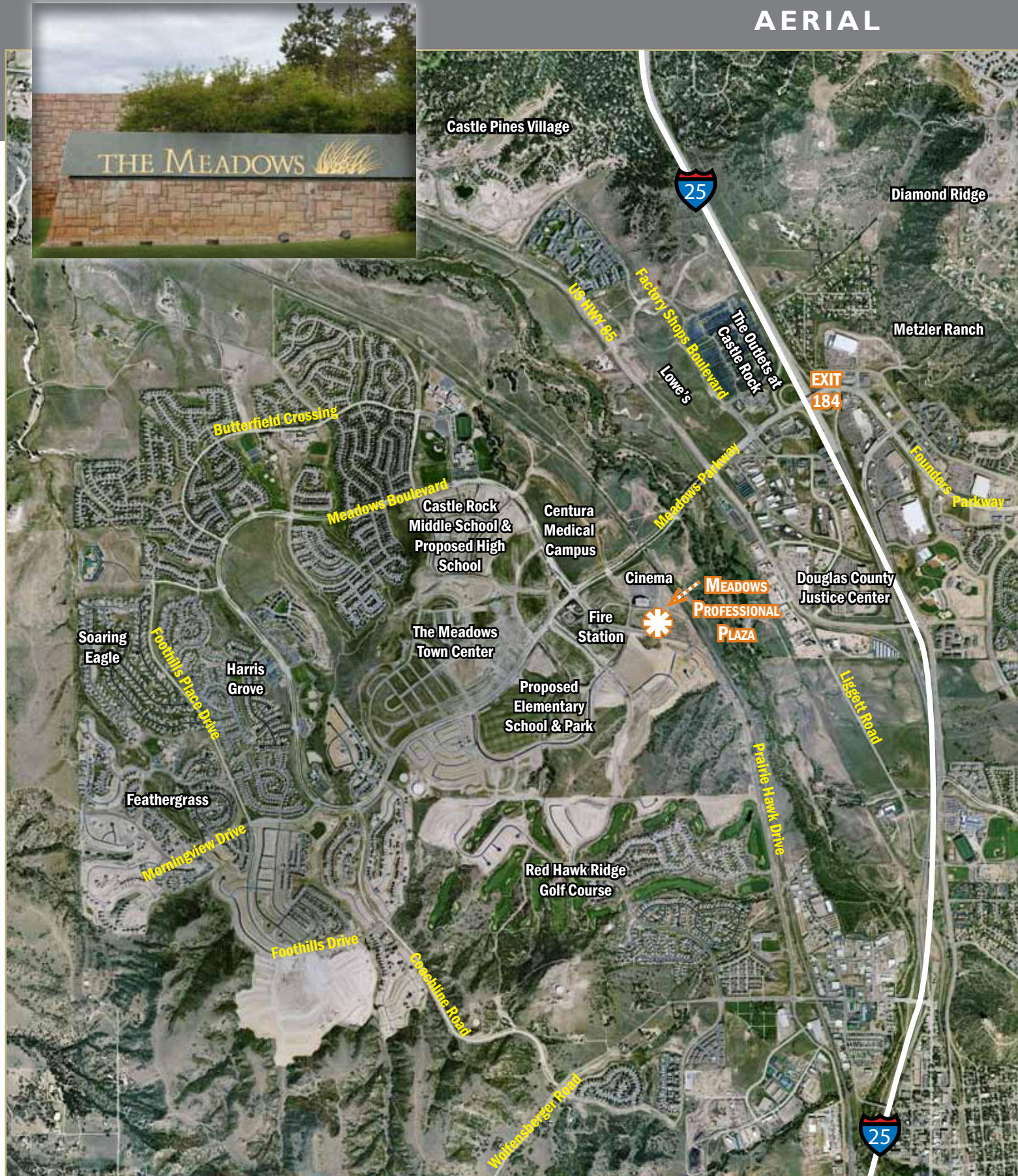


MEADOWS PROFESSIONAL PLAZA

3740 & 3750 DACORO LANE
CASTLE ROCK, CO 80109

AERIAL



Office Condos For Sale - \$165/sf

CLOSE OUT PRICING!

Priced nearly \$60 per square foot less than the average sale price of all suites currently occupied!

- ✓ Meadows Professional Plaza provides a walkable, plaza environment for businesses in The Meadows community.
- ✓ Small suites from 784 square feet to 5,092 sf
- ✓ Ample parking with 4.5:1000 surface spaces available
- ✓ Ideal medical or professional office location
- ✓ 2010 Association fees are \$3/sf
- ✓ Purchase incentives available - call for details

Exclusively
Marketed by

Carole Schumacher

303.541.1575

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303.541.1573

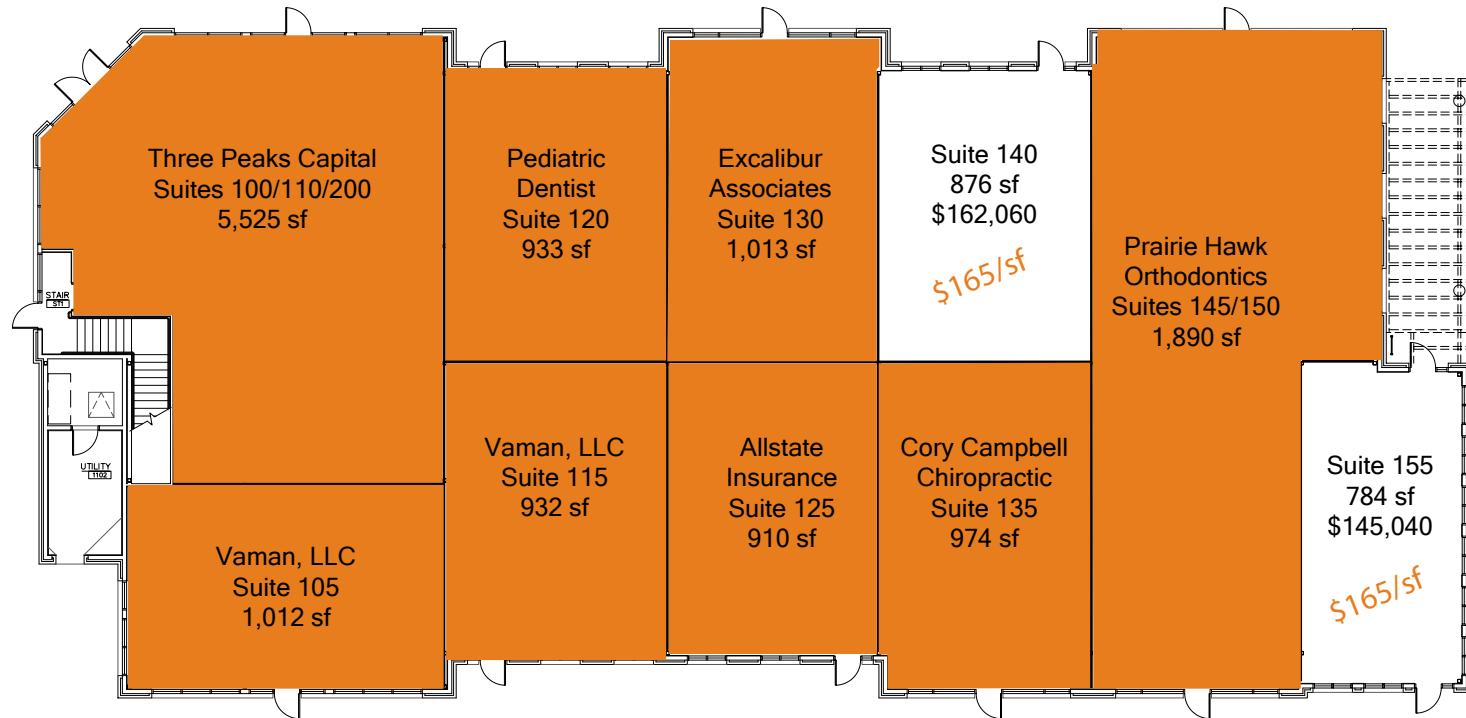
bryan@bre-realestate.com

BRE Real Estate
9331 Commerce Center St.
Suite A-1
Highlands Ranch, CO 80129
303.804.9800



MEADOWS PROFESSIONAL PLAZA

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898 sf to 5,092 sf available by combining suites 125-150

End cap provides for 1,856 sf on the first floor with 3,101 sf in the mezzanine above (total 4,957 sf)

PROJECT DETAILS

City/County: Castle Rock/Douglas
 Project Size: Two single-story buildings totaling 30,800 square feet
 Suites: From 784 sf to 5,092 sf
 Use: Professional office and medical office
 Construction: Commercial grade structural steel beam with concrete slab supported over accessible crawl space
 Parking: 4.5:1,000 free surface
 Signage: Building and monument signage available
 Access: Great access from I-25 at Exit 184 via Meadows Parkway
 Bordered by Prairie Hawk Drive on the south
 Castle Rock AMC Stadium 12 on the north
 High visibility from Highway 85 (Santa Fe) to the west



SAMPLE USER PURCHASE		
Square feet	876 sf (Suite 140 at 3750 Dacoro)	
Price per sq. ft.	\$165/sf	
Base sale price	\$144,540	
Interior finish	\$40,000	
Total Price	\$184,540	
Down payment	10% down (SBA)	25% down
	\$18,870	\$47,106
Loan amount	\$169,831	\$141,318
Bank soft costs	\$4,161	\$4,161
Title ins, closing costs	\$1,350	\$1,350
Total cash required	\$24,381	\$52,617
Interest rate	6%	6%
Finance term	25 years	25 years
Monthly payment (P&I)	\$1,094/month	\$910/month
Monthly expenses ¹	\$434/month	\$434/month
TOTAL MONTHLY COST	\$1,528/MONTH	\$1,344/MONTH

¹Monthly expenses include the 2010 owners association fee of \$3/sf, plus current real estate taxes of \$2.94/sf (subject to change).

SAMPLE LEASE COSTS	
Square feet	876 sf
Rental rate	\$19.00/sf NNN ²
Lease term	5 years
Interior finish paid by landlord (\$35/sf)	\$30,660
Interior finish paid by tenant (\$10/sf)	\$9,340
Security deposit by tenant	\$1,387
Up front cash from tenant	\$10,727
Monthly lease payment	\$1,387/month
Monthly expenses ¹	\$434/month
TOTAL MONTHLY LEASE COST	\$1,821/MONTH²

²Rental rate increases annually at a rate of 3%

- Save a minimum of \$293/month by taking advantage of SBA financing and low interest rates today.
- Save up to \$477/month with 25% downpayment option.
- Through ownership you can fix your overhead real estate costs and build equity.

What are you paying your landlord now?