



<b>CASE STUDY:</b>	<b>Consolidation, Expansion, Cost Reduction</b>
<b>TENANT:</b>	<b>Cognitive Solutions</b>
<b>TENANT REP:</b>	<b>Rare Space Inc.</b>



Cognitive Solutions, a manufacturer of hand-held UPC readers and label printers for retail inventory management, leased 42,628 square feet of industrial space at 4403 Table Mountain Drive in Golden, CO.

About 30 percent of the building's space is office, 30 percent engineering and production, with the remaining 40 percent used for warehouse and distribution. The 10-year lease will commence in April, 2004.

The 149,762-square-foot building is within the Coors Technology Center. It features excellent loading via dock-high doors and drive-in doors, as well as a clear height of 32 feet. In order to accommodate Cognitive Solutions, the Landlord was required to add two additional dock-high doors and one drive-in door.

Rare Space Inc. represented Cognitive Solutions.

	<b>Current</b>	<b>New</b>
<b>Starting Rental Rate</b>	\$9.50	\$4.07
<b>Rent Abatement</b>	0 months	6 months
<b>Square Feet</b>	35,000	42,628
<b>Real Estate Fee</b>		Paid by Landlord
<b>Total Savings</b>		\$1,000,000