



Column  
Commercial  
Partners

### Monthly Photo Contest!

A prize will go to the first person who can correctly identify the image. [Click here](#) to submit your answer!



Photo Credit: Gary Taylor, CCP  
Hint: Name that bird!

In addition to monthly prizes, contest winners will be added to a raffle pool at the end of the year for a chance to receive a \$100 restaurant gift certificate!

## Column Commercial is Helping Businesses Thrive Through Smart Real Estate Decisions!

### Peyton, We've Got Your Next Career Move

Earlier this month Peyton Manning announced his retirement from the NFL Broncos team, however, he gave no indication of future endeavors. He is, after all, only 40 years old. He may no longer play football, but he is still young enough to start a second career. Why not invest some of the millions he has into a new business? Based on the current commercial real estate market we thought it would be fun to put together a hypothetical rent scenario for Manning to illustrate to our readers, real-world options for renting office space in the Metro area.

### About Us:

CCP is dedicated to providing creative real estate solutions to its clients with a foundation of Integrity, Commitment and Relationships. [Learn more](#)

### We Support:

Let's pretend, if you will, that Manning has an interest in starting up his own tech company, as that is a growing field in Metro Denver. Perhaps he wants to develop software tools for the NFL or NFL gaming software. Let's also pretend that Manning has approximately 54 employees, as that is also the number of Broncos on the team that he led for the last few years. A tech company is typically estimated to need about 150 SF per employee, so Manning's hypothetical company would need approximately 8,000 SF and a fairly open floorplan for cubicles for many of his employees.

Below are 3 *real* office spaces we found for Manning's new business that are available in 2016. We deliberately chose 3 different commercial market locations (LoDo, DTC, & Boulder) to illustrate how they compare. It's important to note that Manning will pay a premium to lease space in the more-popular areas for the tech-industry (LoDo & Boulder). However, the total obligation on a 3-year lease doesn't even come close to what Manning's bonus was for winning the super bowl! Peyton, if you're reading this, now is the time to jump into Denver's thriving tech industry! We'll help you find office space for your post-retirement investment project.

	LoDo	DTC	Boulder
<b>Lease Term</b>	3 yrs	3 yrs	3 yrs
<b>Office Square Footage</b>	8,000	8,258	7,911
<b>Effective Asking Rate</b>	\$49.18 psf	\$26.00 psf	\$41.21 psf
<b>Annual Asking Rent Avg.</b>	\$393,440.52	\$214,708.00	\$326,030.32
<b>Total Rent/OPEX Obligation</b>	\$1,180,321.57	\$644,124.00	\$978,090.96

## Other Must-Read Articles

[5 Keys for success if you're leading a startup](#)

[6 Leadership traits that create the right culture for success](#)

[The startup that charmed SXSW](#)

## Tenant Resources

Did you know CCP has a full list of resources for tenants to utilize in order to help them make smart real estate decisions? Our resource list provides help in various ways including estimating how many square feet a company needs (or should be occupying based on head count), to finding out definitions to those tricky real estate terms. Tenants can also find referrals to our preferred real estate attorneys, contractors, IT specialists, etc.; [Click here](#) to access our Client Resources at no cost.

## Meet Our Team



Western Energy Alliance, founded in 1974 as the Independent Petroleum Association of Mountain States, is a non-profit trade association representing more than 400 companies engaged in all aspects of environmentally responsible exploration and production of oil and natural gas in the West.



The Downtown Denver Partnership, Inc. is a non-profit business organization that creatively plans, manages and develops Downtown Denver as the unique, diverse, vibrant and economically healthy urban core of the Rocky Mountain region.



To promote a safe and growth-oriented environment in which at-risk youth can develop and flourish through: friendship and commitment, mentoring and role modeling, education and guidance and family support. [Click here](#) to learn how you can contribute.



**Gary Taylor**

Principal

[303.407.8801](tel:303.407.8801)

[gtaylor@columncommercial.com](mailto:gtaylor@columncommercial.com)

[Download V-Card](#)



**Matt Brower**

Principal

[303.407.8802](tel:303.407.8802)

[mbrower@columncommercial.com](mailto:mbrower@columncommercial.com)

[Download V-Card](#)



**Mike Andrews**

Senior Associate

[303.407.8803](tel:303.407.8803)

[mandrews@columncommercial.com](mailto:mandrews@columncommercial.com)

[Download V-Card](#)



**Kinley Brower**

Administrative Manager

[303.407.8800](tel:303.407.8800)

[kbrower@columncommercial.com](mailto:kbrower@columncommercial.com)

[Download V-Card](#)



The mission of the Children's Law Center is to change the lives of abused and neglected children through compassionate legal advocacy, education and public policy reform. [Click here](#) to learn how you can get involved.



ICHC is a private, non-profit, volunteer based healthcare facility committed to improve the health of individuals and families who have low income or are uninsured, while maintaining the respect and dignity of their clients.

**We Also Support:**

- [The Denver Voice](#)
- [American Diabetes Association \(ADA\)](#)
- MS 150 Bike Challenge
- Denver Kids 100 Hole Golf Challenge
- Children's Center
- 9 Cares 9 Shares
- Denver Rescue Center
- Muscular Dystrophy Association

**Connect with us**



[Visit Our Website](#)

Copyright © 2015 Column Commercial Partners, All rights reserved.

You are receiving this email because you are on our preferred list.

**Our mailing address is:**

Column Commercial Partners

621 17th Street  
Suite 730  
Denver, Co 80293

--SUB--

Robly