

Enter Lease Information

Co Locate		Location 1	Location 2	Location 3	Location 4	Location 5	
PKWY Oakland BLD 2		2818 Mahan Dr	1940 N. Monroe	1322 N. Calhoun	3490 Martin Hurst		
Enter Requested Square footage >	43336	43336	43336	43336	43336		
Base Rate	Year 1 \$21.00 Year 2 \$21.00 Year 3 \$21.00 Year 4 \$21.00 Year 5 \$21.00	Year 1 \$22.00 Year 2 \$22.66 Year 3 \$23.34 Year 4 \$24.04 Year 5 \$24.76	Year 1 \$18.55 Year 2 \$19.01 Year 3 \$19.49 Year 4 \$19.98 Year 5 \$20.48	Year 1 \$24.84 Year 2 \$25.34 Year 3 \$25.84 Year 4 \$26.36 Year 5 \$26.89	Year 1 \$24.84 Year 2 \$25.34 Year 3 \$25.84 Year 4 \$26.36 Year 5 \$26.89	Year 1 \$24.84 Year 2 \$25.34 Year 3 \$25.84 Year 4 \$26.36 Year 5 \$26.89	
Annual Base Rate Total	\$4,550,280.00	\$5,061,644.80	\$4,225,693.36	\$5,602,044.72	\$5,602,044.72	\$5,602,044.72	
Average Renewal Rental Rate	\$21.00	\$23.36	\$19.50	\$25.85	\$25.85	\$25.85	
Renewal Rate	Year 1 \$16.50 Year 2 \$17.00 Year 3 \$17.25 Year 4 \$17.50 Year 5 \$17.75 Year 6 \$17.50 Year 7 \$17.00 Year 8 \$16.50 Year 9 \$16.50 Year 10 \$16.50	Year 1 \$25.50 Year 2 \$26.27 Year 3 \$27.06 Year 4 \$28.70 Year 5 \$29.56 Year 6 \$30.45 Year 7 \$31.36 Year 8 \$32.27 Year 9 \$33.21 Year 10 \$33.21	Year 1 \$20.99 Year 2 \$21.51 Year 3 \$22.05 Year 4 \$22.60 Year 5 \$23.17 Year 6 \$23.75 Year 7 \$24.34 Year 8 \$24.95 Year 9 \$25.57 Year 10 \$26.21	Year 1 \$15.77 Year 2 \$16.09 Year 3 \$16.40 Year 4 \$16.74 Year 5 \$17.07 Year 6 \$17.41 Year 7 \$17.76 Year 8 \$18.11 Year 9 \$18.48 Year 10 \$18.95	Year 1 \$15.77 Year 2 \$16.09 Year 3 \$16.40 Year 4 \$16.74 Year 5 \$17.07 Year 6 \$17.41 Year 7 \$17.76 Year 8 \$18.11 Year 9 \$18.48 Year 10 \$18.95	Year 1 \$15.77 Year 2 \$16.09 Year 3 \$16.40 Year 4 \$16.74 Year 5 \$17.07 Year 6 \$17.41 Year 7 \$17.76 Year 8 \$18.11 Year 9 \$18.48 Year 10 \$18.95	
Annual Renewal Rate Total	\$7,399,622.00	\$12,669,279.60	\$10,190,027.04	\$17,487,594.08	\$17,487,594.08	\$17,487,594.08	
Average Renewal Rental Rate	\$17.08	\$29.24	\$23.51	\$17.28	\$17.28	\$17.28	
15 Year Rental Cost	\$11,949,902.00	\$17,730,924.40	\$14,415,720.40	\$13,089,638.80	\$13,090,072.16	\$13,090,072.16	
BOMA score (A-D)	a	a	a	a	b	b	
Total Rating Score	\$13,144,892.20	\$19,504,016.84	\$15,857,292.44	\$14,398,602.68	\$15,798,086.59	\$15,798,086.59	
Infrastructure Costs	\$1,398.00	\$1,398.00	\$1,398.00	\$1,398.00	\$1,398.00	\$1,398.00	
(\$2.00 per sqft.) Moving Cost	\$86,720.00	\$86,672.00	\$86,672.00	\$86,672.00	\$86,672.00	\$86,672.00	
Location Total	\$13,233,010.20	\$19,592,086.84	\$15,945,362.44	\$14,486,672.68	\$15,796,156.59	\$15,796,156.59	
Total Building Score	\$79,053,288.75						
Co Locate Average	\$15,810,657.75						
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CSE Locations		Location 1	Location 2	Location 3	Location 4	Location 5	
Enter Requested Square footage >		28530	5050 West Tennessee Bld H1	5050 West Tennessee Bld C2	267 John Knox	28530	
Base Rate	Year 1 \$16.75 Year 2 \$17.20 Year 3 \$17.60 Year 4 \$18.00 Year 5 \$18.50	Year 1 \$18.25 Year 2 \$19.25 Year 3 \$19.25 Year 4 \$22.10 Year 5 \$22.10	Year 1 \$16.75 Year 2 \$17.20 Year 3 \$17.60 Year 4 \$18.00 Year 5 \$18.50	Year 1 \$20.00 Year 2 \$21.00 Year 3 \$22.00 Year 4 \$26.00 Year 5 \$28.00	Year 1 \$20.00 Year 2 \$21.00 Year 3 \$22.00 Year 4 \$26.00 Year 5 \$28.00	Year 1 \$20.00 Year 2 \$21.00 Year 3 \$22.00 Year 4 \$26.00 Year 5 \$28.00	
Annual Base Rate Total	\$2,512,066.50	\$6,239,511.00	\$5,534,820.00	\$2,512,066.50	\$2,512,066.50	\$2,512,066.50	
Average Renewal Rental Rate	\$17.61	\$21.87	\$17.61	\$23.40	\$23.40	\$23.40	
Renewal Rate	Year 1 \$19.00 Year 2 \$19.60 Year 3 \$20.25 Year 4 \$20.85 Year 5 \$21.50 Year 6 \$22.10 Year 7 \$22.80 Year 8 \$23.50 Year 9 \$24.20 Year 10 \$24.90	Year 1 \$19.00 Year 2 \$19.60 Year 3 \$20.25 Year 4 \$20.85 Year 5 \$21.50 Year 6 \$22.10 Year 7 \$22.80 Year 8 \$23.50 Year 9 \$24.20 Year 10 \$24.90	Year 1 \$19.00 Year 2 \$19.60 Year 3 \$20.25 Year 4 \$20.85 Year 5 \$21.50 Year 6 \$22.10 Year 7 \$22.80 Year 8 \$23.50 Year 9 \$24.20 Year 10 \$24.90	Year 1 \$19.00 Year 2 \$19.60 Year 3 \$20.25 Year 4 \$20.85 Year 5 \$21.50 Year 6 \$22.10 Year 7 \$22.80 Year 8 \$23.50 Year 9 \$24.20 Year 10 \$24.90	Year 1 \$19.00 Year 2 \$19.60 Year 3 \$20.25 Year 4 \$20.85 Year 5 \$21.50 Year 6 \$22.10 Year 7 \$22.80 Year 8 \$23.50 Year 9 \$24.20 Year 10 \$24.90	Year 1 \$19.00 Year 2 \$19.60 Year 3 \$20.25 Year 4 \$20.85 Year 5 \$21.50 Year 6 \$22.10 Year 7 \$22.80 Year 8 \$23.50 Year 9 \$24.20 Year 10 \$24.90	Year 1 \$19.00 Year 2 \$19.60 Year 3 \$20.25 Year 4 \$20.85 Year 5 \$21.50 Year 6 \$22.10 Year 7 \$22.80 Year 8 \$23.50 Year 9 \$24.20 Year 10 \$24.90
Annual Renewal Rate Total	\$6,239,511.00	\$6,239,511.00	\$6,239,511.00	\$6,239,511.00	\$6,239,511.00	\$6,239,511.00	
Average Renewal Rental Rate	\$21.87	\$21.87	\$21.87	\$21.87	\$21.87	\$21.87	
15 Year Rental Cost	\$8,751,577.50	\$11,774,331.00	\$8,751,577.50	\$9,577,521.00	\$9,577,521.00	\$9,577,521.00	
BOMA score (A-D)	a	b	c	d	d	b	
Total Rating Score	\$9,626,735.25	\$14,129,197.20	\$11,377,050.75	\$13,408,529.40	\$13,408,529.40	\$13,408,529.40	
Infrastructure Costs	\$615.00	\$615.00	\$615.00	\$615.00	\$615.00	\$615.00	
(\$2.00 per sqft.) Moving Cost	\$57,060.00	\$57,060.00	\$57,060.00	\$57,060.00	\$57,060.00	\$57,060.00	
Location Total	\$9,626,735.25	\$14,186,872.20	\$11,434,725.75	\$13,466,204.40	\$13,466,204.40	\$13,466,204.40	
Total Building Score	\$48,714,537.60						
CSE Average	\$12,178,634.40						
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GTA Locations		Location 1	Location 2	Location 3	Location 4	Location 5	
Enter Requested Square footage >		14806	5050 West Tennessee Bld H1	267 John Knox	5012 West Tennessee	5050 West Tennessee C1	
Base Rate	Year 1 \$18.00 Year 2 \$18.50 Year 3 \$19.00 Year 4 \$19.50 Year 5 \$20.00	Year 1 \$18.00 Year 2 \$18.00 Year 3 \$18.25 Year 4 \$18.25 Year 5 \$19.00	Year 1 \$17.00 Year 2 \$17.40 Year 3 \$17.90 Year 4 \$18.35 Year 5 \$18.80	Year 1 \$16.75 Year 2 \$17.00 Year 3 \$17.25 Year 4 \$17.50 Year 5 \$17.75	Year 1 \$16.55 Year 2 \$17.00 Year 3 \$17.40 Year 4 \$17.80 Year 5 \$18.30	Year 1 \$16.55 Year 2 \$17.00 Year 3 \$17.40 Year 4 \$17.80 Year 5 \$18.30	
Annual Base Rate Total	\$1,406,570.00	\$1,406,570.00	\$1,354,749.00	\$1,324,396.70	\$1,277,017.50	\$1,277,017.50	
Average Renewal Rental Rate	\$19.00	\$18.30	\$17.69	\$17.25	\$17.29	\$17.29	
Renewal Rate	Year 1 \$21.00 Year 2 \$21.00 Year 3 \$21.00 Year 4 \$22.00 Year 5 \$22.00	Year 1 \$21.00 Year 2 \$22.00 Year 3 \$22.00 Year 4 \$22.00 Year 5 \$22.00	Year 1 \$19.00 Year 2 \$19.50 Year 3 \$20.00 Year 4 \$20.60 Year 5 \$21.10	Year 1 \$17.00 Year 2 \$17.40 Year 3 \$17.90 Year 4 \$18.35 Year 5 \$18.80	Year 1 \$17.00 Year 2 \$17.25 Year 3 \$17.50 Year 4 \$17.75 Year 5 \$18.00	Year 1 \$17.00 Year 2 \$17.25 Year 3 \$17.50 Year 4 \$17.75 Year 5 \$18.00	
Annual Renewal Rate Total	\$3,286,932.00	\$3,286,932.00	\$3,775,530.00	\$3,221,785.60	\$3,221,785.60	\$3,221,785.60	
Average Renewal Rental Rate	\$22.20	\$25.50	\$21.76	\$18.10	\$21.67	\$21.67	
15 Year Rental Cost	\$4,693,502.00	\$5,130,279.00	\$4,546,182.30	\$3,956,903.50	\$4,488,142.78	\$4,488,142.78	
BOMA score (A-D)	a	a	b	c	b	b	
Total Rating Score	\$5,162,852.20	\$5,643,306.90	\$5,455,418.76	\$5,143,974.55	\$5,386,771.34	\$5,386,771.34	
Infrastructure Costs	\$0.00	\$615.00	\$615.00	\$615.00	\$615.00	\$615.00	
(\$2.00 per sqft.) Moving Cost	\$29,612.00	\$29,612.00	\$29,612.00	\$29,612.00	\$29,612.00	\$29,612.00	
Location Total	\$5,162,852.20	\$5,673,533.90	\$5,485,645.76	\$5,174,201.55	\$5,415,998.34	\$5,415,998.34	
Total Building Score	\$26,912,231.75						
GTA Average	\$5,382,446.35						

Base Rate Comparison

	Location 1	Location 2	Location 3	Location 4	Location 5
Co-Locate	PKWY Oakland BLD 2	2818 Mahan Dr	1940 N. Monroe	132 N. Calhoun	3490 Martin Hurst
Enter Requested Square footage >	43,336	43,336	43,336	43,336	43,336
Base Rate					
5 Year Base Rate Total	\$4,550,280.00	\$5,061,644.80	\$4,225,693.36	\$5,602,044.72	\$5,602,044.72
Average Rental Rate	\$21.00	\$23.36	\$19.50	\$25.85	\$25.85
BOMA score (A-D)	a	a	a	a	b
Total Rating Score	\$5,005,308.00	\$5,567,809.28	\$4,648,262.70	\$6,162,249.19	\$6,722,453.66
Infrastructure Costs	\$1,398.00	\$1,398.00	\$1,398.00	\$1,398.00	\$1,685.00
(\$2.00 per sqft.) Moving Cost	\$86,672.00	\$86,672.00	\$86,672.00	\$86,672.00	\$86,672.00
Location Total	\$5,093,378.00	\$5,655,879.28	\$4,736,332.70	\$6,250,319.19	\$6,810,810.66
Total Building Score	\$28,546,719.83				
Option Average	\$5,709,343.97				
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CSE Locations	Location 1	Location 2	Location 3	Location 4	Location 5
Enter Requested Square footage >	Current Location 28530	5050 West Tennessee bld H1 28530	5050 West Tennessee BLD C2 28530	267 john knox 28530	28530
Base Rate					
5 Year Base Rate Total	\$2,512,066.50	\$5,534,820.00	\$2,512,066.50	\$3,338,010.00	\$0.00
Average Rental Rate	\$17.61	\$38.80	\$17.61	\$23.40	\$0.00
BOMA score (A-D)	a	b	c	d	b
Total Rating Score	\$2,763,273.15	\$6,641,784.00	\$3,265,686.45	\$4,673,214.00	\$0.00
Infrastructure Costs	\$0.00	\$615.00	\$615.00	\$615.00	\$0.00
(\$2.00 per sqft.) Moving Cost		\$57,060.00	\$57,060.00	\$57,060.00	\$0.00
Location Total	\$2,763,273.15	\$6,699,459.00	\$3,323,361.45	\$4,730,889.00	\$0.00
Total Building Score	\$17,516,982.60				
Option Average	\$4,379,245.65				
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GTA Locations	Location 1	Location 2	Location 3	Location 4	Location 5
Enter Requested Square footage >	Current Location 14806	5050 West Tennessee bld H1 14806	267 john knox 14806	5012 West Tennessee 14806	5050 West Tennessee C1 14806
Base Rate					
5 Year Base Rate Total	\$1,406,570.00	\$1,354,749.00	\$1,324,396.70	\$1,277,017.50	\$1,279,682.58
Average Rental Rate	\$19.00	\$18.30	\$17.89	\$17.25	\$17.29
BOMA score (A-D)	a	a	b	c	b
Total Rating Score	\$1,547,227.00	\$1,490,223.90	\$1,589,276.04	\$1,660,122.75	\$1,535,619.10
Infrastructure Costs	\$0.00	\$615.00	\$615.00	\$615.00	\$615.00
(\$2.00 per sqft.) Moving Cost		\$29,612.00	\$29,612.00	\$29,612.00	\$29,612.00
Location Total	\$1,547,227.00	\$1,520,450.90	\$1,619,503.04	\$1,690,349.75	\$1,565,846.10
Total Building Score	\$7,943,376.79				
Option Average	\$1,588,675.36				
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			Cost of 1 co location building		
			\$5,709,343.97		
			Cost of a CSE & GTA building		
			\$5,967,921.01		
THE WINNER IS	Co-Locate				

