



PARCEL DESCRIPTIONS

Parcel	1 Office	2 Hotel	3 Residential	4 Residential	5 Mixed Use	
Description	4-story office w/ 2 level parking structure	3-story hotel w/ 2 level parking structure	4-story w/ partial wrap of parking structure	5-story w/ partial wrap of parking structure	4-story w/ surface parking	4 & 5-story w/ partial wrap of parking structure
Units		140 -160	190	238	80	238
Unit Size Range						
Low			700 sf	700 sf	750 sf	750 sf
High			1,300 sf	1,300 sf	1,050 sf	1,400 sf
Average			890 sf	890 sf	830 sf	860 sf
Common Area						
Amenities			2,000 sf	2,000 sf	2,000 sf	2,000 sf
Other			25,500 sf	31,900 sf	9,300 sf	27,000 sf
Commercial	80,000 sf	50,000 sf				15,000 sf
Garage	86,250 sf	51,000 sf	75,600 sf	97,200 sf		97,200 sf
#spaces	250	150	228	294	80	294
Surface/on street parking	40	19	15	15		26
Court Area			11,250 sf	11,250 sf		13,200 sf
Ground Coverage	63,125 sf	44,000 sf	65,175 sf	65,175 sf	19,500 sf	81,150 sf
Parcel Size	87,600 sf	75,110 sf	113,200 sf	113,200 sf	58,270 sf	126,348 sf
Pricing	\$27.50 /sf land	\$30.00 /sf land	\$16,500 /unit	\$8,250 / added unit 4-story vs. 5-story	\$20,000 /unit	\$17,000 /unit w/ combo 4-story + 5-story

* This spreadsheet contains data from conceptual building designs created by **OZ** Architecture of Denver, CO. Developers may create their own building design layouts, however the criteria listed here will be used for pricing purposes. Ask for our standard letter of intent format to review all terms.

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