

KNOWLEDGE. EXPERIENCE.... **BUILD WITH CONFIDENCE.**

Central Development allows you a professional approach to evaluating and quantifying your options so you know exactly what you are doing. Our preliminary build-to suit process.



Central Management, LLC
1660 South Albion St., Suite 200
Denver, CO 80222 • (303) 625-0200



WHAT IT WILL LOOK LIKE?

HOW LONG IT WILL TAKE?

HOW MUCH IT WILL COST?

PHASE

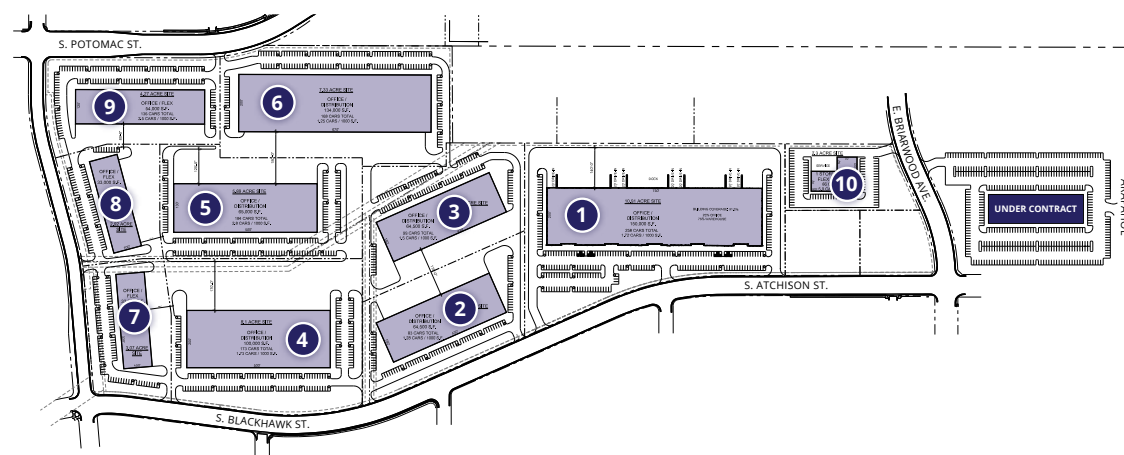
1

BACK OF THE NAPKIN

Basic requirements where we give basic square foot and lot size information building type and office ratio.

Deliverable: We can then generate a proposal that provides a business case to make a real estate decision to dedicate resources to pursue the build to suit. Central will create a general time frame for project.

Cost to Client: \$0.00



PHASE

2

FEASIBILITY

We further refine the requirement with:

- Site Plan
- Elevations
- Budget Pricing from a contractor
- Preliminary Schedule
- Pre-Application Meeting with the municipality
- Place the land under contract 3%-5% of the land purchase price (which is fully refundable) or sign the lease

Cost to Client: 3rd Party plus land Earnest Money (which is fully refundable).



PHASE

3

DESIGN DEVELOPMENT

Architectural, civil, landscape, and MEP are engaged to produce Design Development stage drawings.

- 100% Entitlement Plans are completed and submitted
- 80% Civil Plans are completed for pricing
- 70% Architectural Plans are completed for pricing
- 50% MEP plans are completed for pricing
- 80% Landscaping plans are completed for pricing
- One or more contractors are priced.
- Entitlement is achieved

Cost to Client: 3rd party reports plus consultants, cost depends on the size of the deal.

PHASE

4

CONSTRUCTION DRAWINGS

It is now time to close on the land and begin the commitment to design the building.

- 100% Construction Drawings with Architectural, Civil, Landscape, and MEP
- Guarantied Max Construction Contract
- Submit for Permit
- Close on the land if it is not a lease
- Detailed Schedule

Full commitment with land acquisition, construction loan, or lease.

