



PROJECT #: 2663.02

July 20, 2026

BOMA OFFICE REPORT – EXECUTIVE SUMMARY

10350 Park Meadows Dr.
Lone Tree, CO

The property listed above was measured and drawn by As-Built Colorado and the AutoCAD files were submitted to Dimensions Floorplans® for use to create a certified BOMA Report. The building files were analyzed and it is reported that this is a single tenant building. In cases of Single Tenant Office buildings it is recommended to use the **BOMA Gross Standard of Measurement (ANSI/BOMA 65.3-2024)** to calculate the Gross Leaseable Area of the entire building. **That Gross total (197,206 SF) can also be used for sales and tax purposes.**

The building was also analyzed as a multi-tenant office building utilizing the **2024 BOMA Office Standards (ANSI/BOMA 65.1-2024)** for informational purposes. The main difference in the two Standards is the office standard measures to the INSIDE surface of the building to the window glass and the Gross Standard measures to the OUTSIDE surface of the entire building including the garage. The office standard removed all stairs and elevators above the lowest level from the Rentable Square Footage. The Storage areas in the garage are removed from the total Rentable Square Footage and related calculations although it is acceptable to rent those spaces to tenants. **The total Rentable Square Footage as a Multi-Tenant Office building is 161,668 SF with an additional 2,894 SF of useable storage in the garage.**

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PROJECT #

2663.02

ADDRESS10350 Park Meadows Dr.
Lone Tree, CO**ENHANCED GLOBAL SUMMARY OF AREAS**

BOMA 2024 for Office Buildings Standards of Measurement - METHOD B

ANSI/BOMA Z65.1-2024 (Multi-Tenant Use)

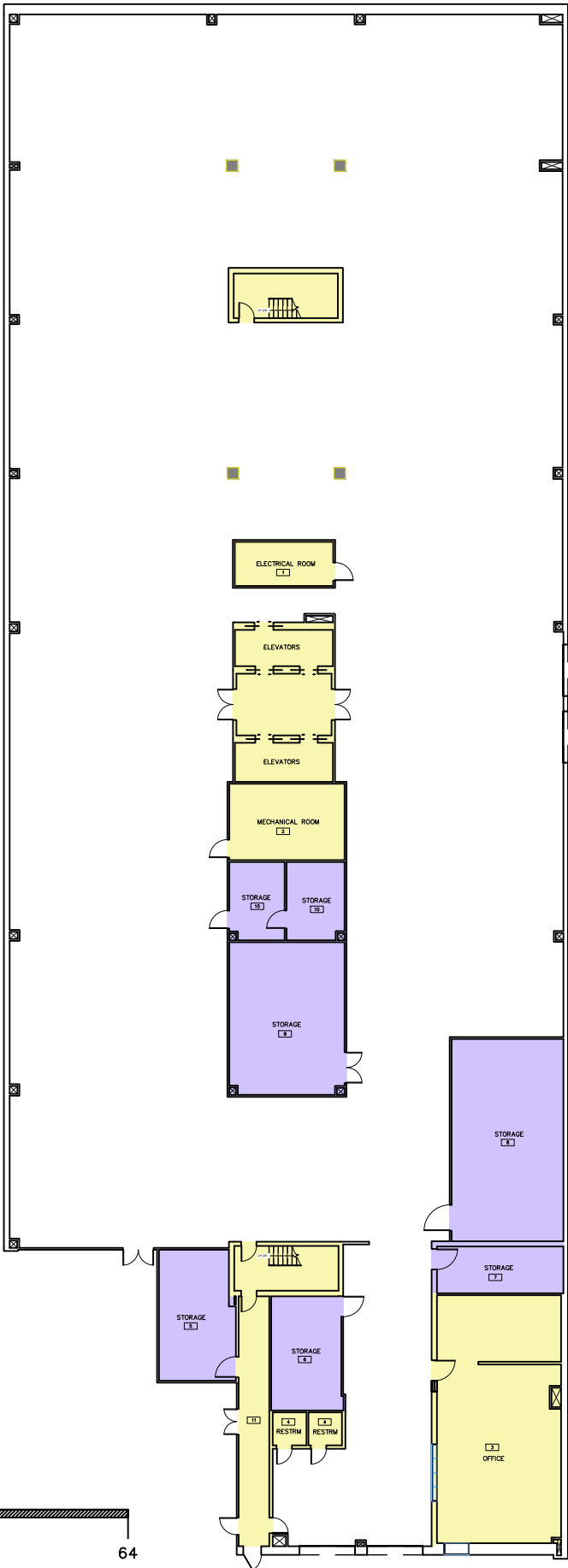
BOMA 2024 Gross Areas Standards of Measurement - LEASING METHOD

ANSI/BOMA Z65.3-2024 (Single Tenant Use)

FLOOR	BOUNDARY AREA	RENTABLE EXCLUSIONS	FLOOR RENTABLE AREA	SPACE ID	TENANT AREA	SERVICE & AMENITY AREA	BOMA OFFICE RENTABLE AREA (Multi-Tenant)	GROSS AREA (Single Tenant)
GARAGE				NORTH STAIRS		237		
				ELEVATORS & LOBBY		624		
				SOUTH STAIRS		237		
				ELECTRICAL ROOM (1)		186		
				MECHANICAL ROOM (2)		355		
				OFFICE (3)		1,229		
				RESTROOMS (4)		106		
		376		STORAGE (5)				
		314		STORAGE (6)				
		251		STORAGE (7)				
		891		STORAGE (8)				
		704		STORAGE (9)				
		358		STORAGE (10)				
		23,758		GARAGE AREA				
				ACCESS HALLWAY (11)		325		
GARAGE TOTAL	29,951	26,652	3,299		0	3,299	3,299	30,908
1ST FLOOR		243		NORTH STAIRS				
		227		NORTH ELEVATORS				
		307		SOUTH ELEVATORS				
		241		SOUTH STAIRS				
				TENANT AREA	31,424			
1ST FLOOR TOTAL	32,442	1,018	31,424		31,424	0	31,424	32,815
2ND FLOOR		233		NORTH STAIRS				
		232		NORTH ELEVATORS				
		222		SOUTH ELEVATORS				
		231		SOUTH STAIRS				
				TENANT AREA	31,535			
2ND FLOOR TOTAL	32,453	918	31,535		31,535	0	31,535	32,815
3RD FLOOR		479		NORTH STAIRS				
		230		NORTH ELEVATORS				
		225		SOUTH ELEVATORS				
		470		SOUTH STAIRS				
				TENANT AREA	31,805			
3RD FLOOR TOTAL	33,209	1,404	31,805		31,805	0	31,805	33,556
4TH FLOOR		475		NORTH STAIRS				
		228		NORTH ELEVATORS				
		223		SOUTH ELEVATORS				
		479		SOUTH STAIRS				
				TENANT AREA	31,804			
4TH FLOOR TOTAL	33,209	1,405	31,804		31,804	0	31,804	33,556
5TH FLOOR		469		NORTH STAIRS				
		230		NORTH ELEVATORS				
		225		SOUTH ELEVATORS				
		485		SOUTH STAIRS				
				TENANT AREA	31,801			
5TH FLOOR TOTAL	33,210	1,409	31,801		31,801	0	31,801	33,556
BUILDING TOTAL	194,474	32,806	161,668		158,369	3,299	161,668	197,206
6 STORAGE AREAS (LEASABLE)							2,894	

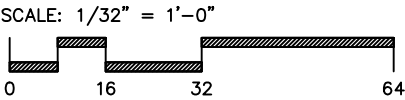
NOTE:

SQUARE FOOTAGE CALCULATIONS ARE DONE TO 2024 BOMA OFFICE STANDARDS AND BASED ON DATA FILES SUPPLIED TO DIMENSIONS FLOORPLANS FOR ANALYSIS.



KEY:

-  BUILDING SERVICE & AMENITY AREA
-  BUILDING STORAGE AREA (EXCLUDED FROM RSF)
-  AREA EXCLUSION (VERTICAL CIRCULATION)



Drawing for:
COLORFUL VIRTUAL
TOURS
11158 W. Wildhorse Pk.
Littleton, CO 80127

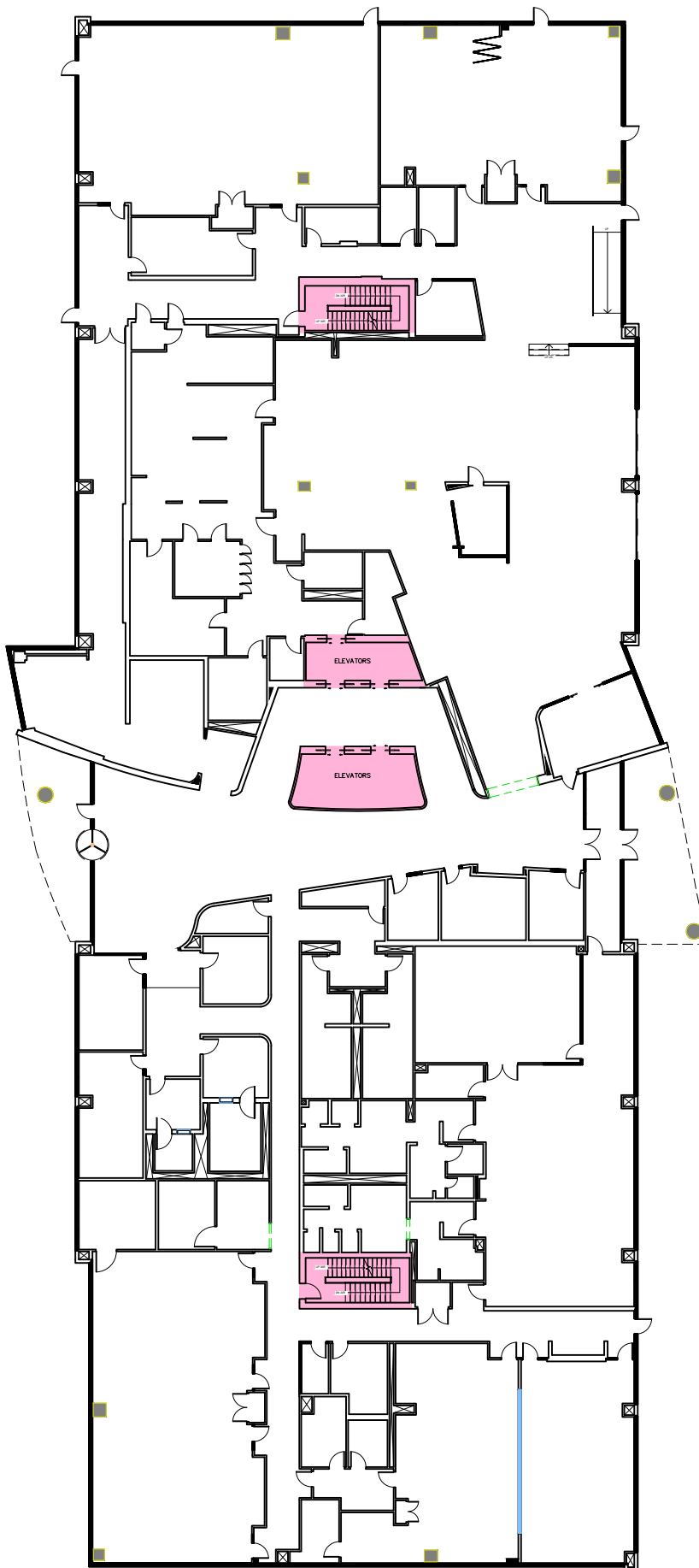
GARAGE LEVEL
10350 PARK MEADOWS DR.
LONE TREE, CO
BLDG. RENTABLE AREA: 161,668 S.F.

THE MEASUREMENTS, FLOOR PLANS, AND
CALCULATIONS ARE ACCURATE USING
BOMA MEASUREMENT STANDARDS FOR
OFFICE BUILDINGS.
ANSI/BOMA Z65.1 - 2024
Project No.: 2663.02
Date: July 20, 2026
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NOTE:

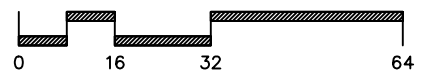
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KEY:

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- BUILDING STORAGE AREA (EXCLUDED FROM RSF)
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SCALE: 1/32" = 1'-0"



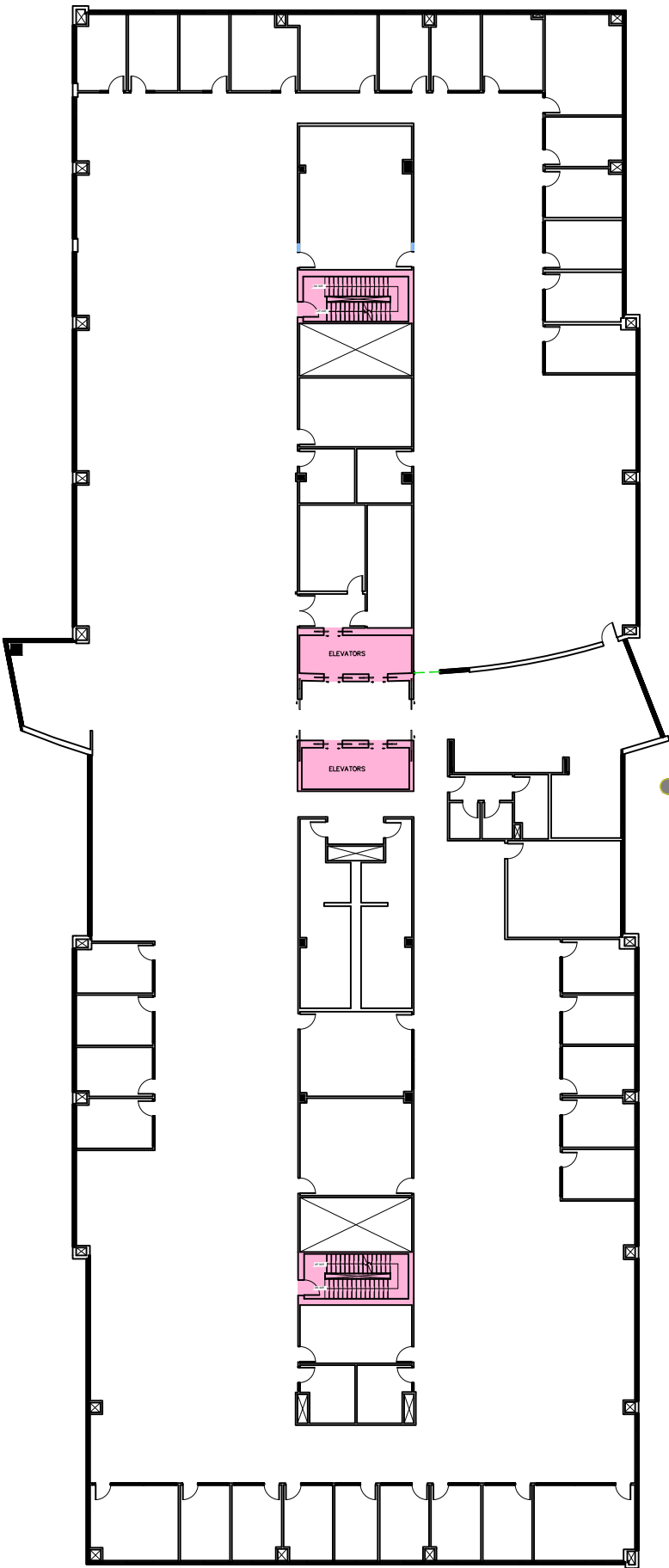
Drawing for:
COLORFUL VIRTUAL
TOURS
11158 W. Wildhorse Pk.
Littleton, CO 80127

FIRST FLOOR
10350 PARK MEADOWS DR.
LONE TREE, CO
BLDG. RENTABLE AREA: 161,668 S.F.

THE MEASUREMENTS, FLOOR PLANS, AND CALCULATIONS ARE ACCURATE USING BOMA MEASUREMENT STANDARDS FOR OFFICE BUILDINGS.
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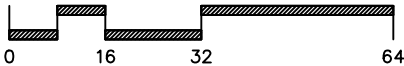
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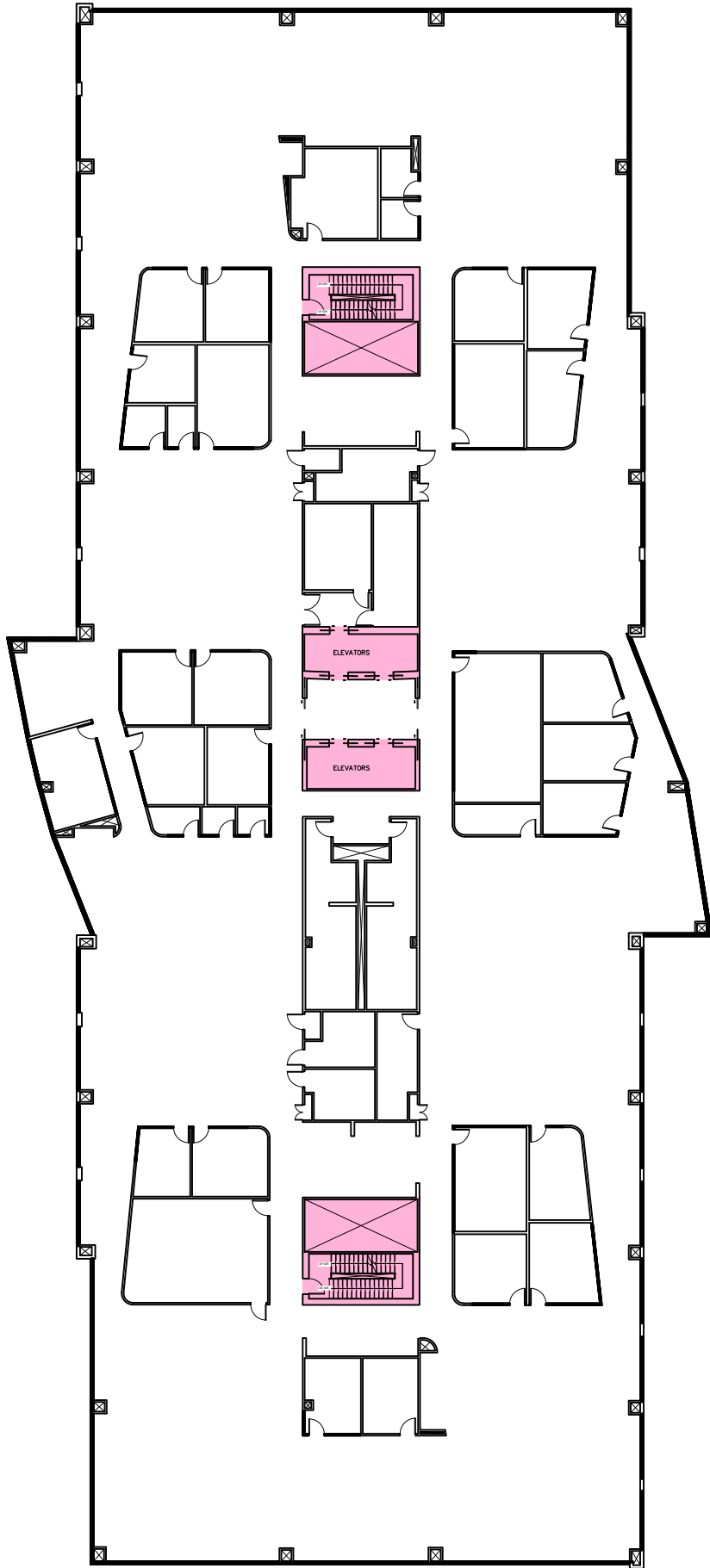
Drawing for:
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Littleton, CO 80127

SECOND FLOOR
10350 PARK MEADOWS DR.
LONE TREE, CO
BLDG. RENTABLE AREA: 161,668 S.F.

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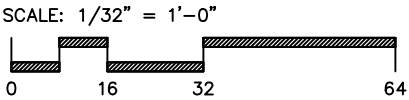
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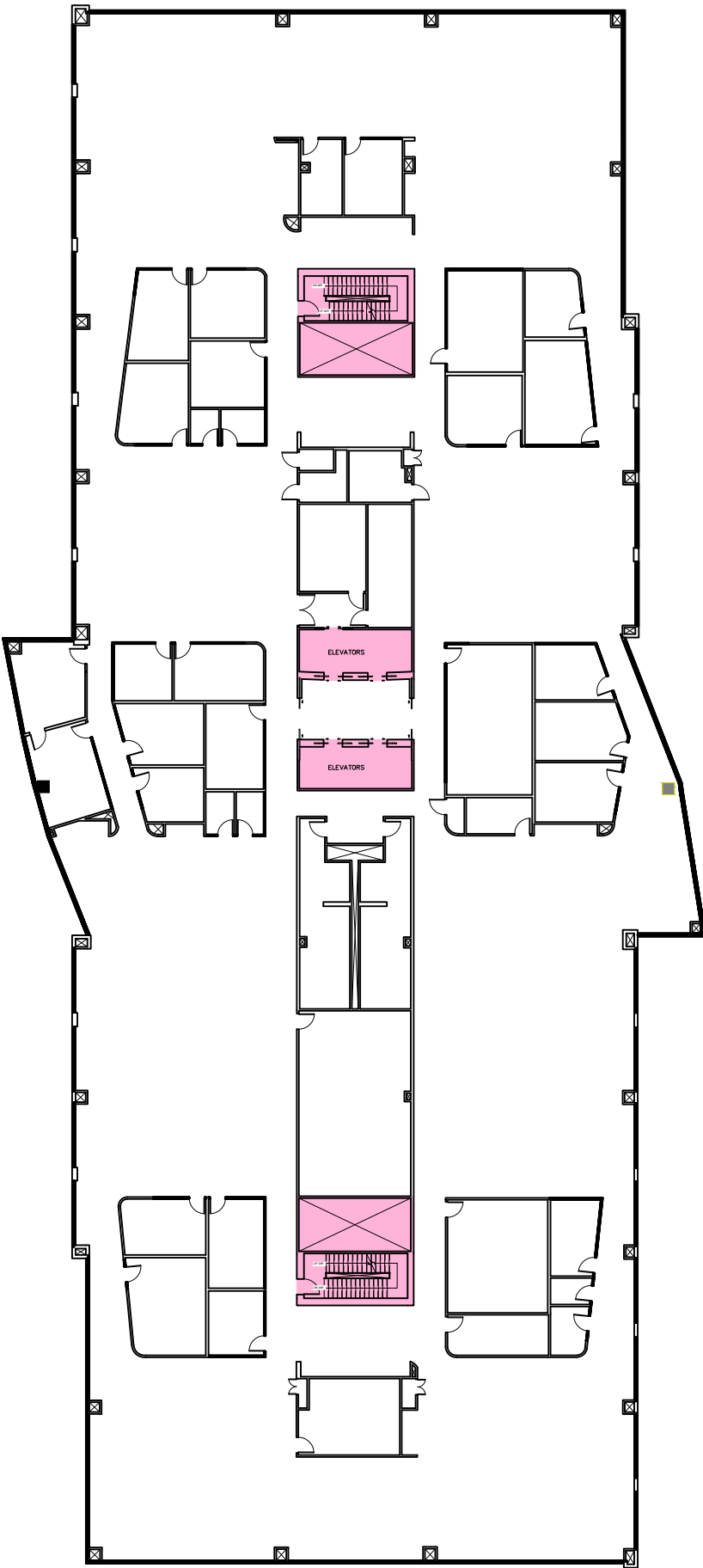
Drawing for:
COLORFUL VIRTUAL
TOURS
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Littleton, CO 80127

THIRD FLOOR
10350 PARK MEADOWS DR.
LONE TREE, CO
BLDG. RENTABLE AREA: 161,668 S.F.

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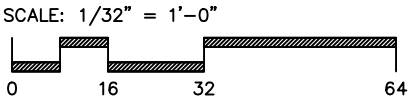
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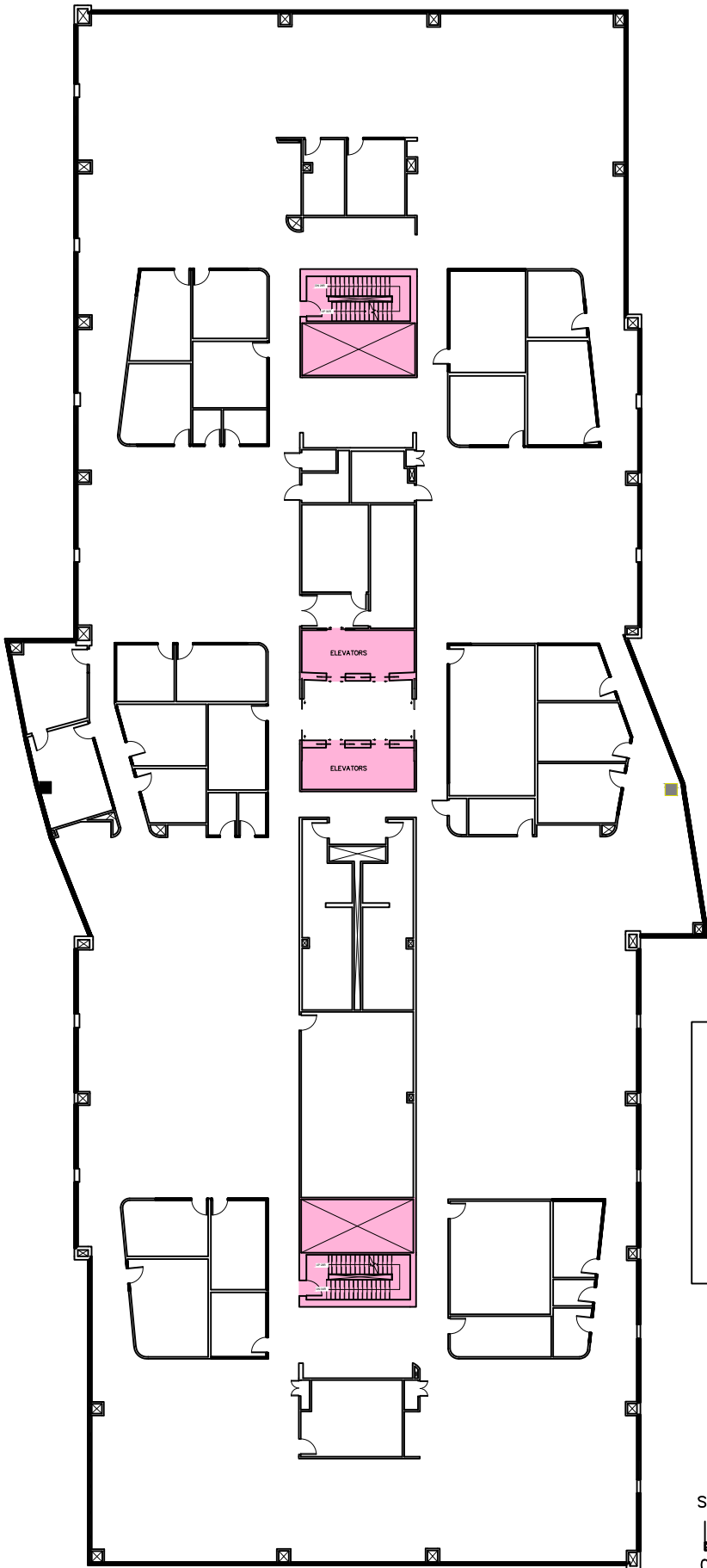
Drawing for:
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Littleton, CO 80127

FOURTH FLOOR
10350 PARK MEADOWS DR.
LONE TREE, CO
BLDG. RENTABLE AREA: 161,668 S.F.

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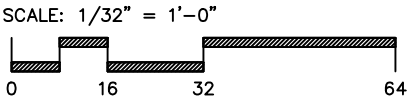
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FIFTH FLOOR
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LONE TREE, CO
BLDG. RENTABLE AREA: 161,668 S.F.

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