

WHEELER MANAGEMENT GROUP, INC.
 1130 38th Avenue, Suite B
 Greeley, CO 80634
 (303) 223-7884

STANLEY VILLAGE SHOPPING CENTER VACANCIES

October 23, 2009

LOCATION	DESC	TERMS	AVAILABLE	COMMENTS
Bldg H, Gold Suites - Units C and H	9' x 12' 230 SF	\$300/mo (Gross) No marketing fund Utilities pd by Landlord	Available Now	Located in the Mountain Wellness bldg.
Formerly Dolcettus 541 Big Thompson Ave Unit B	1132 SF	\$1,573.48/mo (\$13/SF + NNN's of \$3.68/SF) plus \$15/mo marketing fund & utilities	Available Now	Currently set up for Restaurant Use, located next to Village Pizza & Key Bank
Bldg P Unit E - Formerly Pickles Unit 5760	743 SF	\$800.00/mo (\$12.92/SF) plus \$15/mo marketing fund & utilities	Available Now	Located between upper and lower level, next to Mtn Floral
Formerly Bank of Colorado 541 Big Thompson Ave. Building P Unit G	1229 SF	\$1400/mo (\$13.67/SF) plus \$20/mo marketing fund & utilities	Available Now	Located between upper and lower level, adjacent to Reel Mountain Cinema and next to EP Chiropractic
Half of the Old Blossom Unit 5250	1,008 SF	\$1,737.12/mo (\$17.00/SF plus NNN's of \$3.58/SF), plus \$15/mo marketing fund & utilities	Available Now	Located lower level, behind Shaikes Alive & next to Spheres of Influence space
Formerly Aldebaran Spa Unit 5130	1,123 SF	\$1,871.67/mo (\$20.00/SF gross), plus \$15/mo marketing fund, utilities & water	Available Now	Located lower level, behind RM Chocolate Factory
Formerly Farmers Insurance 517 Big Thompson Ave	720 SF	\$900-\$1000/mo plus \$15/mo marketing fund & utilities	Available Now	Located upper level, across from Safeway & next to Cricket

**Prospect Inn
205 Park Lane
Available Suites**

Suite		Useable SF	Plus Common Area	Rentable SF	New PSF Gross	Suggested Pricing
101	Retail	1,041	68	1,109	\$ 18.39	\$ 1,700.00
102	Retail	1,918	124	2,042	\$ 20.57	\$ 3,500.00
200	Office	183	119	302	\$ 13.91	\$ 350.00
201	Office	195	127	322	\$ 15.85	\$ 425.00
202	Office	171	111	282	\$ 18.08	\$ 425.00
203	Office	164	107	271	\$ 18.85	\$ 425.00
204	Office	174	113	287	\$ 17.77	\$ 425.00
205	Office	105	68	173	\$ 13.86	\$ 200.00
206	Office	132	86	218	\$ 16.53	\$ 300.00
207	Office	446	290	736	\$ 13.05	\$ 800.00
Entire 2nd Floor		1,570	1,020	2,590	\$ 15.52	\$ 3,350.00

Notes:

First Floor Retail Lease Rate Is For Core & Shell, No Tenant Improvements Included.

Second Floor Offices Will Have Access To Common Conference Room & Equipment Room
Rent Includes All Utilities. Janitorial Service Inside The Individual Office Is Not Included.
Second Floor Can Be Leased To One Tenant.