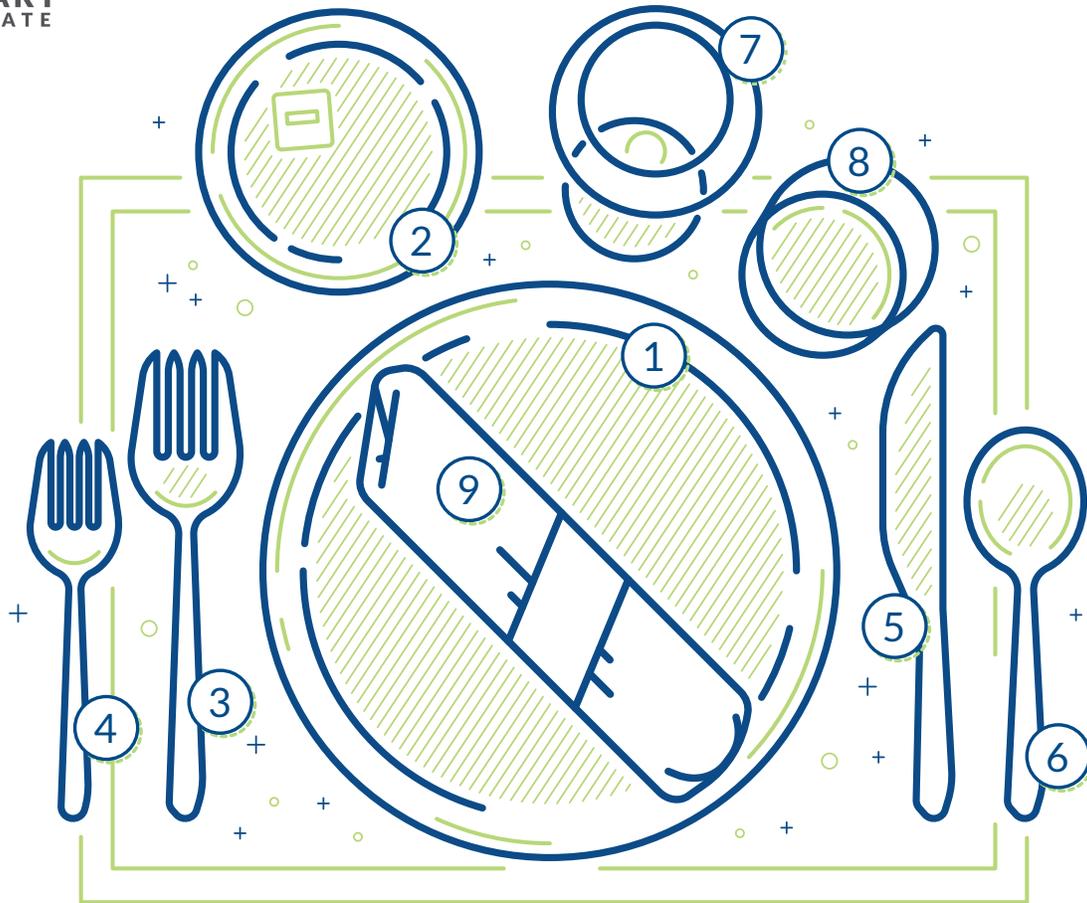


# WHY USE TRIBUTARY?



## LEAVE NOTHING ON THE TABLE

### THE BROKER MENU

1

#### Tenant Advocacy

Our fiduciary responsibility lies with you as the tenant. We support your best interest at no additional cost to you (our fees are paid by the landlord).

2

#### Broker Experience

This is what we do, day in and day out. Our expert team of brokers offers more than 60 years of combined tenant rep experience.

3

#### Time Back

Navigating real estate negotiations can be overwhelming. We're here to take the burden and responsibility off of your shoulders.

4

#### Growth Strategy

We're in the business of relationships, not transactions. We partner with you to plan out a long-term real estate growth strategy that meets your needs.

5

#### Site Selection

Whether you're looking to renew, expand or relocate, we have the market insight and broker relationships to negotiate the best deal.

6

#### Leasing Comps

We've done deals in almost every Denver submarket and keep regular tabs on lease rates to get you the best deal possible.

7

#### Market Leverage

As tenant reps, we know how to negotiate with landlord brokers and analyze your lease terms against similar buildings.

8

#### Landlord Insight

We maintain solid working relationships with landlords in and around Denver. We know what they're willing to budge on and what they're not.

9

#### Free Rent

While there are no guarantees, we work to get you as many concessions as possible - from free rent to a higher allowance for tenant improvement dollars.

— Turns out there *is* such a thing as a free lunch. —



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## ABOUT TRIBUTARY

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Founded in 2015, Tributary Real Estate is a fully integrated commercial real estate firm based in Denver. Our team of seasoned industry leaders provide a personalized approach to brokerage, development, investment and lending services throughout the Denver Metro area.

One of the most frequently asked questions by potential clients is why they should use a broker like Tributary to secure an office lease. As a business owner, you may assume that you can reduce the amount of time, energy and costs it takes to find a commercial space by navigating the process on your own. In reality, a talented broker can make the process easier for you.

You've worked hard to get your business to where it is today. We're here to help you get to where you want to go next.

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