

Broker Profile

Specializing In:

Office

Investment

Retail



J. P. Robert Nolette, III

Broker Associate/Principal

J.P. Robert Nolette, III, is a founder and owner of Front Range Commercial. A graduate of Miami University School of Business Administration in Oxford, Ohio, he holds a Bachelor of Science in Marketing.

He entered commercial real estate in November 1986 as a sales and leasing agent with Springs Development, Inc. Mr. Nolette was a leasing agent for Rosenbaum/Dean, Colorado Springs' largest retail developer from 1987 to 1991, when he formed the Summit Commercial Group, Inc.

Mr. Nolette has overseen property management functions of a 2 million square foot portfolio and handled in excess of 600 Lease and Sale Transactions.

In the summer of 1999, Mr. Nolette co-founded Front Range Commercial, which he operates to this day. The company has consistently been in the top five companies in Colorado

Springs based on transaction volume and management portfolio.

He is past Chairman of The Realtor's Commercial Industrial Society (RCIS), and attained the distinction of being named RCIS Commercial Realtor of the Year for 2002. In 2005, Mr. Nolette received an award for completing the "Office Transaction of the Year" for his successful completion of the sale of Cook Ministries, a 72,000 s.f. surplus facility.

Mr. Nolette has been a member of VISTAGE, the world's largest CEO member organization, since March of 2001.



Deal Sheet

J. P. Robert Nolette, III
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Client	Property	SF
<u>Office Transactions</u>		
DMW Group, LLC	Woodmen Office Campus	75,021
Cook Ministries	4002 Lee Vance View	72,000
DMW Group, LLC	4775 Centennial Boulevard	27,357
Agilent Technologies	4775 Centennial Boulevard	20,000
Applied Science & Technology	4965 North 30TH Street	16,600
Innerwall	2060 Briargate Boulevard	16,500
Streetwise	4945 North 30TH Street	13,507
Colorado Springs District #2	1530 South Circle Drive	12,000
Berkeley Software	4935-45 North 30TH Street	10,461
Pueblo Bank & Trust	101 North Cascade Avenue	10,103
EDS	4945 North 30TH Street	6,571
FedEx/Kinko's	825 East Citadel Drive	6,550
e-business Technologies	5225 North Academy Boulevard	6,102
C.S. Counseling Center	5540 Tech Center Drive	5,882
Wintronix	675 Southpointe Court	4,108
Olde Discount Stockbroker	101 North Cascade Avenue	3,188
Omega Orthodontics	825 East Citadel Drive	3,119
Quick & Reilly	6 South Tejon Street	1,983

Retail Transactions

Media Play	Citadel Crossing Shopping Center	45,900
Best Buy	Citadel Crossing Shopping Center	36,416
Office Max	823 North Academy Boulevard	24,301
Aaron Rents	3341 East Fountain Boulevard	8,415
Party America	Citadel Crossing Shopping Center	7,000
Jared's Jewelry	Woodmen Commons	6,000
Auto Zone	831 South Academy Boulevard	5,400
Car Toys	7551 North Academy Boulevard	5,500
Hobby Town	Woodmen Commons	3,170
Auto Zone	1899 South Academy Boulevard	5,500
Wendy's	705 Garden of the Gods Road	2,400
Boulder Running Company	3569 Austin Bluffs Parkway	2,200
Advance America	Uintah Shops	1,813
SUPERCUTS	Woodmen Commons	1,790

Deal Sheet

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Client	Property/Value	Area/SF
<u>Land Transactions</u>		
Primed/PT Works	Quail Lake Loop	5 acres
TC Stucco	Astrozon Boulevard	2.6 acres
Keller Williams	Lake Avenue	4 acres
Alpine West L.O.I.	Woodmen/Lee Vance View	22 acres
Northgate Road	Northgate Road	15 acres
Alpine West, LLC	Delta Drive	3.1 acres
Culver's	Lake Plaza Drive	3.0 acres
Abba Eyecare	Lake Plaza Drive	.5 acres

Investment Transactions

Pace Plaza Development/Nguyen	Bally Plaza Center - \$11.6 million	220,000
Cook/Sunrise	4005 Lee Vance View - \$4 million	72,000
Brody Hobbs, LLC	Interstate Storage - \$2.25 million	59,000
Brody Hobbs, LLC	Stor-N-Lok - \$1.835 million	65,000
Nguyen/Ware	4935-4955 N 30TH Street - \$2.75 million	34,000
USA Hockey Building	4965 N 30TH Street - \$1.05 million	16,600
APTEK Building	1257 Lake Plaza Drive - \$1.23 million	6,400
Colorado Springs Self Storage/ JPRN Self Storage	Karen Lane & Lashelle Way - \$5.3 million	124,000
Eagle Pointe Shopping Center	4602 N Elizabeth, Pueblo - \$1.778 million	21,000
FedEx/Kinko's Building	825 Citadel Drive East - \$1.75 million	15,000
Ransomed Heart Ministries/ Nguyen	4965 North 30TH Street - \$1,450,000	16,600
Family Dollar	1731 Circle Drive	6,000

Own and Operate

May 2002 - December 2005	Colorado Springs Self Storage Portfolio	124,000
May 2006 - December 2007	825 East Citadel Drive, \$2.8 million	15,000
February 2004 - present	105 East Moreno Avenue, \$3.0 million	18,000
February 2004 - present	602 South Nevada Avenue, \$1.0 million	5,000
January 2006 - present	4602 North Elizabeth, Pueblo, \$2.5 million	21,000
June 2006 - present	245 Taylor Street, \$300,000	3,000
June 2006 - present	331 South Nevada Avenue, \$1.2 million	3,000