

Sample Commercial Tenant Briefing Dossier

Target: ██████████ Robotics Corp. [FICTIONAL EXAMPLE COMPANY // ARCHETYPE DEMO]

TERRITORY STATUS
12-MONTH SINGLE-BROKERAGE
HOLD AVAILABLE

1. OPERATIONAL SCALING & FLOORPLATE DEFICIT ANALYSIS

Operational Metric	Current Facility State	Projected Deficit Flag
Headcount Growth	145 Full-Time Engineers	+85 Hires (12 Mo Forecast)
Floorplate Density	18,500 RSF (127 RSF/Person)	80.4 RSF/Person (Critical Overcrowding Alert)
Lease Horizon	Expiry: Q3 2027 (14 Months Remaining)	Outreach Window Open NOW (Zero Public Leakage)
Power & Lab Strain	400A / 208V Current Capacity	Requires 800A 3-Phase + Grade-Level Loading Bay

2. FACILITY SEARCH PARAMETERS FOR ADVISORY

Target requires **35,000 to 50,000 RSF** of contiguous creative-industrial / flex-office space with grade-level loading bays, 16-foot clear ceiling heights, and direct rapid transit adjacency. Must not pitch standard suburban business parks; executive retention requires high-amenity urban tech submarkets.

NOTICE // EXAMPLE COMPANY: Synthetix Robotics Corp. is an illustrative fictional archetype constructed solely to demonstrate Blockart Intel's intelligence schema. Real licensed broker dossiers deliver verified live market accounts.

3. C-SUITE DECISION MAKER ROUTING (MASKED)

Chief Executive (CEO): ██████████ [Unmasked in Master]
VP Operations & Facilities: ██████████ [Unmasked in Master]
Corporate Headquarters: ██████████, Vancouver, BC
Direct Executive Line: +1 (604) █████-████ [Direct Desk Line]
Corporate Email Syntax: {first}.{last}@████████████████.internal

BROKER COMMISSION ESTIMATE: \$180,000 – \$260,000 CAD/USD
Estimated buy-side/tenant-rep fee on a 50k RSF 10-Yr Term @ 3%.

PILLAR 01: 12-MONTH LOCK

Binding exclusive single-brokerage hold. All competitor distribution frozen.

PILLAR 02: 100% REPLACEMENT

Immediate replacement credit if account is already signed client in past 6 mos.

PILLAR 03: PHYSICAL FEDEX

Zero public portals. Tracked archival briefings shipped to your desk.

REQUEST SUBMARKET CORRIDOR ALLOCATION:

Desk: desk@blockartintel.com • Web: blockartintel.com
Voice Verification: █ +1 (778) 300-8594 (Canada) • █ +1 (818) 357-0238 (USA)

SUBSCRIPTION TIERS

\$1,800 – \$5,000 / mo
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