














SOUTHEASTERN SUBMARKET: OFFICE									
PROPERTY	AVAILABLE SUITES	RSF	DATE AVAILABLE	SUITE DESCRIPTIONS	RENTAL RATE	BUILDING FEATURES			
Arapahoe Plaza 	140	3,163*	Negotiable	7700 East Arapahoe Road Centennial, CO 80112 Suite 140: Storefront entry to reception/open space. 2 window offices, 1 interior office. Two entries from corridor, workroom, break room. Suite 230: Corner suite with reception area, 2 offices, and a work room. Suite 270: Reception area, kitchen, 4 perimeter offices, conference room, workroom, storage room, and a rear exit. Suite 310: Reception area, 8 perimeter offices, conference room, bullpen, server room, kitchen, workroom, and storage. Suite 325: Reception area, five perimeter offices, conference room with sink, workroom with sink, and two interior offices.	“As-Is” Year 1: \$14.00/RSF With Annual Escalations	<ul style="list-style-type: none"> • 3.5:1,000 parking ratio • Excellent identity and exposure • Mountain views • Easy access to I-25 and Arapahoe Road retail • Signage on Arapahoe Road 			
	230	813	Immediately				270	2,670	Immediately
	325	2,284	Immediately						
	*Divisible to 1,385 **Divisible to 1,167								
Market Center at DTC 	30	1,154*	Immediately	7901 East Belleview Avenue Greenwood Village, CO 80111 Suite 30: Open space with work area and kitchenette. Suite 50: Stand-alone entry with secure reception area, one office on the glass, four interior offices, kitchen, storage/work area, and two large meeting rooms. Suite 60: Secure entry, closet, 2 interior offices, and a large bullpen. Suite 105: Large open space with storefront and lobby identity. Suite 110: Private entry off Belleview. Three private offices, three cubicles with half-height walls, and a second entry. Suite 120: Private entry off Belleview. Reception area, five window offices, kitchen, conference room, seven half-height cubicles, open work space, and one interior office. Second entry. Suite 215: Reception area, storage area and two offices on the glass. Suite 220: Reception area, conference room, storage room, six perimeter offices server room.	“As-Is” Year 1: \$10.00 - \$15.50/RSF With Annual Escalations 1-5 year terms OK!	<ul style="list-style-type: none"> • Rapid access to I-25 & I-225 via Belleview Avenue • Numerous amenities nearby including hotel & conference facilities, restaurants, & retail • Floor-to-ceiling glass • Free surface parking, 4.0:1,000 			
	50	4,604	Immediately				60	2,637*	Immediately
	110	1,391†	Immediately						
	120	3,552†	Immediately						
	215	1,149	Immediately						
	220	2,355	Immediately						
	*Contiguous for 3,791 RSF †Contiguous for 4,943 RSF								
Belleview Green 	100B	3,079	Immediately	6900-6950 East Belleview Avenue Greenwood Village, CO 80111 Suite 100B: Former medical space/MRI/CT Scan operation. Reception area, waiting room, separate employee and patient bathrooms and two patient dressing rooms. Suite 200B: Reception area, conference room, 4 private offices, kitchenette and an open area. Suite 204B: Reception area, 2 interior offices, bullpen and storage. Suite 300B: Medical buildout. Reception counter, patient waiting room, file storage, patient checkout counter, 6 patient operatories, X-ray room, office, meeting room, 2 kitchens, private bathroom, and a storage room. Private patio. Suite 320B: Reception area, conference room, three perimeter offices, work room, server room, kitchen, storage and a bullpen. Private patio! Suite 321B: Reception area and one private office. Suite 350B: Reception area, conference room, two private offices on the glass and a storage/work room.	“As-Is” Year 1: \$15.00 - \$16.00 RSF \$0.50/RSF Annual Escalations TI Allowance: Negotiable	<ul style="list-style-type: none"> • Excellent Access via I-25, Belleview Avenue and Quebec Street • Near Prominent Restaurants, Hotels and Retail Service Providers • Bldg A - 23,041 RSF • Bldg B - 23,042 RSF • On-site Ownership and Management • Parking Ratio 4.0:1,000 			
	200B	2,306	Immediately				204B	977	Immediately
	320B	3,126*	Immediately						
	321B	355*	Immediately						
	350B	1,280*	Immediately						
	* Contiguous for 4,761								


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Quebec Centre   	100E* 110E* 120E* 130E 200E 310E ♦ 320E ♦ 120C 170C 250C 110W# 115W# 120W# 215W 240W 330W	2,592* 3,391* 3,179* 1,938 12,176 3,367 ♦ 2,370 ♦ 3,103 1,751 3,628 2,191# 1,923# 1,242# 2,422 1,374 1,682	Immediately Immediately Immediately Immediately Immediately Immediately Immediately Immediately Immediately Immediately Immediately Immediately Immediately Immediately Immediately	<p align="center">7340, 7400, 7430 East Caley Avenue Centennial, CO 80111</p> <p>Suite 100E: Reception area, conference room, 6 perimeter offices, training room. Suite 110E: Open bullpen, conference room, and 5 private offices on the glass. Suite 120E: Reception area, 6 private offices on the glass, 2 interior meeting rooms, kitchen/workroom, and an open bullpen. Suite 130E: Reception, 5 perimeter offices, workroom, and a small open area. Suite 200E: Reception area, workrooms, kitchen, conference room, 5 perimeter offices, server room, storage rooms, and a large open bullpen on the glass. Suite 310E: Reception area, 7 private offices on the glass, conference room with closet, large storage room, bullpen, and a kitchen. Incredible mountain views! Suite 320E: Reception area, 3 private offices on the glass, conference room, work area, and an open bullpen. Incredible mountain views! Suite 120C: Reception area, 5 offices on the glass, bullpen and a secondary exit directly from suite to rear parking lot. Suite 170C: Reception area, workroom, open bullpen and 4 perimeter offices. Suite 250C: Reception area, conference room, 5 offices on the glass, kitchen/work room and a bullpen. Suite 110W: Corner suite consisting of open space and a server room. Suite 115W: Reception area with closet, conference room, 3 perimeter offices, work room, kitchen and open area. Suite 120W: Corner suite with reception area, 4 perimeter offices and open space. Suite 215W: Reception area, conference room, 5 perimeter offices, storage room, and a workroom/kitchen Suite 240W: Reception, conference room, server room, 2 perimeter offices, bullpen. Suite 330W: Corner suite with open area, 1 perimeter office, kitchen, server room, and a storage closet.</p>	<p align="center">“As-Is” Year 1: \$15.00 - \$16.00 RSF \$0.50/RSF Annual Escalations TI Allowance: Negotiable</p>	<ul style="list-style-type: none"> • Common area renovations recently completed • On-site US Mail, UPS, and FedEx overnight boxes • 3.0:1,000 parking ratio • Close to area retail amenities • Professional ownership and management
	*Contiguous for 9,162 RSF ♦Contiguous for 5,737 RSF #Contiguous for 5,356 RSF East building 1 st & 2 nd floors = 23,276 RSF					
Potomac Corporate Center 	3 rd Floor	15,226	Jan 2010	<p align="center">6950 South Potomac Street Centennial, CO 80112</p> <p>Third Floor: Full-floor identity, built-in reception desk, 11 private offices on the glass, divisible conference room with kitchenette, 2 large bullpens, equipment room, server room, workroom, and storage closets. Stunning western views.</p>	<p align="center">“As-Is” Year 1: \$15.00 - \$16.00 RSF \$0.50/RSF Annual Escalations</p>	<ul style="list-style-type: none"> • Monument signage • 4.0: 1,000 parking ratio • Class A finishes • Easy access to I-25, Parker Road, and Arapahoe Road
Orchard Pointe 	1300	1,595	Immediately	<p align="center">6950 South Potomac Street Centennial, CO 80112</p> <p>Suite 1300: Reception area with built-in reception desk, two private offices on the glass, conference room with two sides of glass, workroom, and a storage room. Highly upgraded finishes. Furniture available. Elevator lobby identity.</p> <p align="center">Sublease through June 28, 2011</p>	<p align="center">“As-Is” Year 1: \$14.00 - \$14.50 RSF \$0.50/RSF Annual Escalations</p>	<ul style="list-style-type: none"> • Elevator lobby identity • 3.0: 1,000 parking ratio • Class A finishes • Easy access to I-25, Orchard Road, and DTC Boulevard

CENTRAL BUSINESS DISTRICT SUBMARKET: OFFICE						
PROPERTY	AVAILABLE SUITES	RSF	DATE AVAILABLE	SUITE DESCRIPTION	RENTAL RATE	BUILDING FEATURE
633 17th Street 	1970	3,429	Immediately	633 17th Street Denver, CO 80202 Suite 1970: Spacious reception area, conference room, six window offices, file room, IT room, and two work areas. Furniture available! Sublease through December 30, 2012	Year 1: \$13.00/RSF NNN \$0.50/RSF Annual Escalations Est. NNN's \$9.21	<ul style="list-style-type: none"> • Light Rail stop in front of building • Copy Center, Concierge • On-Site Property Management • Wellness Center, Starbucks, Banking • Convenient Downtown location at the corner of 18th and California



WESTERN SUBMARKET: OFFICE						
PROPERTY	AVAILABLE SUITES	RSF	DATE AVAILABLE	SUITE DESCRIPTION	RENTAL RATE	BUILDING FEATURE
8 West Dry Creek 	100 120 140 202 204 210	1,747 1,134 692 1,413 1,880 2,501*	Immediately Immediately September 1 Immediately October 1 Immediately	8 West Dry Creek Circle Littleton, CO 80120 Suite 100: Main lobby identity! Reception area, conference room with sink and dishwasher, workroom, and 5 offices on the glass. Suite 120: 2 offices on the glass with bullpen and reception. Suite 140: Description Coming Soon. Suite 202: Excellent identity. Reception area, conference room, work/storage space, kitchen, and 2 perimeter offices. Suite 204: Dental office build out. Reception with patient waiting area, intake & checkout, 4 exam areas, lab, private office, storage, and a restroom. Suite 210: Reception area, conference room, 2 window offices, interior work/file room, storage closet, and bullpen. Suite 210 is divisible to 1,200 RSF.	Year 1: \$10.00 - \$15.00/RSF \$0.50/RSF Annual Escalations	<ul style="list-style-type: none"> • Mountain Views • 4.0:1,000 parking ratio • Professional Property Management • Highline Professional Center • Easy access to Broadway & Dry Creek Road
	* Divisible to 1,200 RSF					
Lake Plaza Center 	103 200S 506	1,201 8,719* 704	Immediately Immediately Immediately	44 & 134 Union Boulevard Lakewood, CO 80228 Suite 103: Reception, 3 offices on the glass, one interior office, kitchen, and a closet. Suite 200: Reception, conferencing areas, work rooms, storage, kitchen, server room and private offices. Divisible to ±2,000 RSF. Suite 506: Perfect one- or two-person office with elevator identity, reception area, storage room, and one window office	Year 1: \$18.50/RSF \$0.50/RSF Annual Escalations	<ul style="list-style-type: none"> • On-Site Management • 4.0:1,000 Parking Ratio • Walking Distance to Area Amenities • Access to 6th Avenue, I-70, Downtown • Panoramic Mountain Views • Recently Upgraded Common Areas, and Landscaping • Monument Signage
	*Divisible to 2,000 RSF					


EAST HAMPDEN SUBMARKET: OFFICE						
PROPERTY	AVAILABLE SUITES	RSF	DATE AVAILABLE	SUITE DESCRIPTION	RENTAL RATE	BUILDING FEATURE
2821 South Parker Road 	705	11,581*	Immediately	2821 South Parker Road Aurora, CO 80014 Suite 705: Spacious reception area, 84 cubicles, 9 furnished window offices, 2 conference rooms, training room with tables and chairs, workroom, break room, kitchen, storage closets, server room. Mountain & downtown views! Sublease through January 30, 2011 (extendable through September 29, 2012)	Year 1: \$10.00/RSF FSG \$0.50/RSF Annual Escalations	<ul style="list-style-type: none"> • Light Rail stop at Parker & I-225 • 10:1,000 Parking Ratio • Full Service Deli • On-Site Property Management • Outstanding Views
	*Divisible to 6,000 RSF					

MIDTOWN SUBMARKET: OFFICE						
PROPERTY	AVAILABLE SUITES	RSF ±	DATE AVAILABLE	SUITE DESCRIPTION	RENTAL RATE	BUILDING FEATURES
Stranahan's Colorado Whiskey 	200 205	5,996* 1,300*	Immediately Immediately	200-208 South Kalamath Street Denver, CO 80223 Office: Suite 200: Reception area with men's and women's restrooms. 9 private offices, conference room, central bullpen, kitchen/break room, 2 interior meeting rooms, and storage. Suite 205: Reception, 2 offices, conference room, and storage.	Office: Year 1: \$7.00/RSF MG* *All OPEX included, except janitorial, phone, cable, & Internet	<ul style="list-style-type: none"> • Excellent identity and visibility • Central location provides ten minute access to the CBD, DTC, and Lakewood submarkets • Immediate access to I-25 • Supplemental parking available • On-Site Owner
	*Contiguous for 7,296 RSF					

SOUTHEAST SUBMARKET: FLEX						
PROPERTY	SPACE AVAILABLE	SF ±	DATE AVAILABLE	SPACE DESCRIPTION	SALE PRICE	BUILDING FEATURES
Maverick Corporate Center  For Sale \$2,517,500	-	-	-	6200 South Troy Circle Englewood, CO 80111 For Sale – 26,500 SF Building (14,845 SF Office & 11,655 SF Warehouse) Office portion has upgraded finishes and sweeping views from second floor. Warehouse portion has 19' clear height and 5 drive-in doors. Building is fully sprinklered.	\$2,517,500	<ul style="list-style-type: none"> • Great access to I-25 via Arapahoe Road • Newer Construction – 1998 • Upgraded office finishes • Free surface parking 3.40:1,000 • Service vehicle parking in rear • 19' Clear Height in warehouse portion
100% Leased						

NORTHEAST SUBMARKET: INDUSTRIAL						
PROPERTY	SPACE AVAILABLE	SF ±	DATE AVAILABLE	SPACE DESCRIPTION	RENTAL RATE	BUILDING FEATURES
6201 East 42nd Avenue 	Office Warehouse	3,150 96,850	Immediately Immediately	6201 East 42nd Avenue Denver, CO 80216 <u>Office:</u> Reception area, 8 private offices, conference room, kitchen, storage, and men's and women's restrooms. <u>Warehouse/Manufacturing:</u> 18' Clear height with 33' x 33' bays, front park, front load, rail service possible.	Negotiable NNN	<ul style="list-style-type: none"> • Recently renovated • 8 Dock-hi doors, 3 drive-in doors • 6 Rail doors • 18' Clear height • 2 Acre outdoor storage area • Building signage possible • Rail service possible • Close proximity to DIA • Excellent I-70 access
	* Divisible to 10,000 RSF					

BUENA VISTA: LAND						
PROPERTY	SPACE AVAILABLE	SF ±/Acres	DATE AVAILABLE	LAND DESCRIPTION	SALE PRICE	FEATURES
710 U.S. Highway 24 North 	Restaurant Parcel C	4,653 SF .84 Acres	Negotiable Negotiable	710 U.S. Highway 24 North Buena Vista, CO 81211 <u>Restaurant:</u> Buffalo Bar and Grill – Call 303-327-5800 to arrange tour. <u>Land:</u> Located at the corner of Highway 24 N and Crossman Avenue. 200 ft of highway frontage with one curb cut and 250 ft of frontage on Crossman Ave. with 3 curb cuts. Includes restaurant building and FF& E. Contiguous with Parcel B.	\$850,000.00	<ul style="list-style-type: none"> • Inside town limits • Traffic light to be installed at corner • Zoned B-2 commercial
U.S. Highway 24 North 	Parcel A Parcel B	5.55 Acres 2.18 Acres	Immediately Immediately	U.S. Highway 24 North Buena Vista, CO 81211 <u>Land Parcel A:</u> Located near the corner of Highway 24 N and Crossman Avenue. Divided into 4 rectangular lots of 1 -1.3 acres each. Contiguous with Parcel B <u>Land Parcel B:</u> Triangular shape located near the corner of Highway 24 N and Crossman Avenue. 608 ft of highway frontage with two curb cuts. Contiguous with Parcels A and C.	Parcel A: \$1,329,669.00 (\$5.50/SF) Parcel B: \$878,387.40 (\$9.05/SF)	<ul style="list-style-type: none"> • Zoned B-2 commercial • Inside town limits • Water, sewer, electric, gas utilities

MIDTOWN SUBMARKET: LAND						
PROPERTY	SPACE AVAILABLE	SF +/-ACRES	DATE AVAILABLE	LAND DESCRIPTION	SALE PRICE/LEASE RATE	FEATURES
<p>LAND</p> 	Parcel A	0.4076 Acres (17,841 SF)	Immediately	<p>Kalamath & Cedar Denver, CO 80223</p> <p>Land Parcel A, Lot 59: Triangular piece of land between Santa Fe and Kalamath on the north side of West Cedar Avenue.</p>	<p>Parcel A: \$280,000.00 (±\$15.69/SF)</p> <p>\$2.00/SF/YR</p>	<ul style="list-style-type: none"> • I-1 Industrial Zoned • Central location provides easy access to the CBD, DTC, and Lakewood submarkets • Immediate access to I-25