

Lease Comp Summary

Lease Comps Report

Deals

44

Gross Asking Rent Per SF

\$24.09

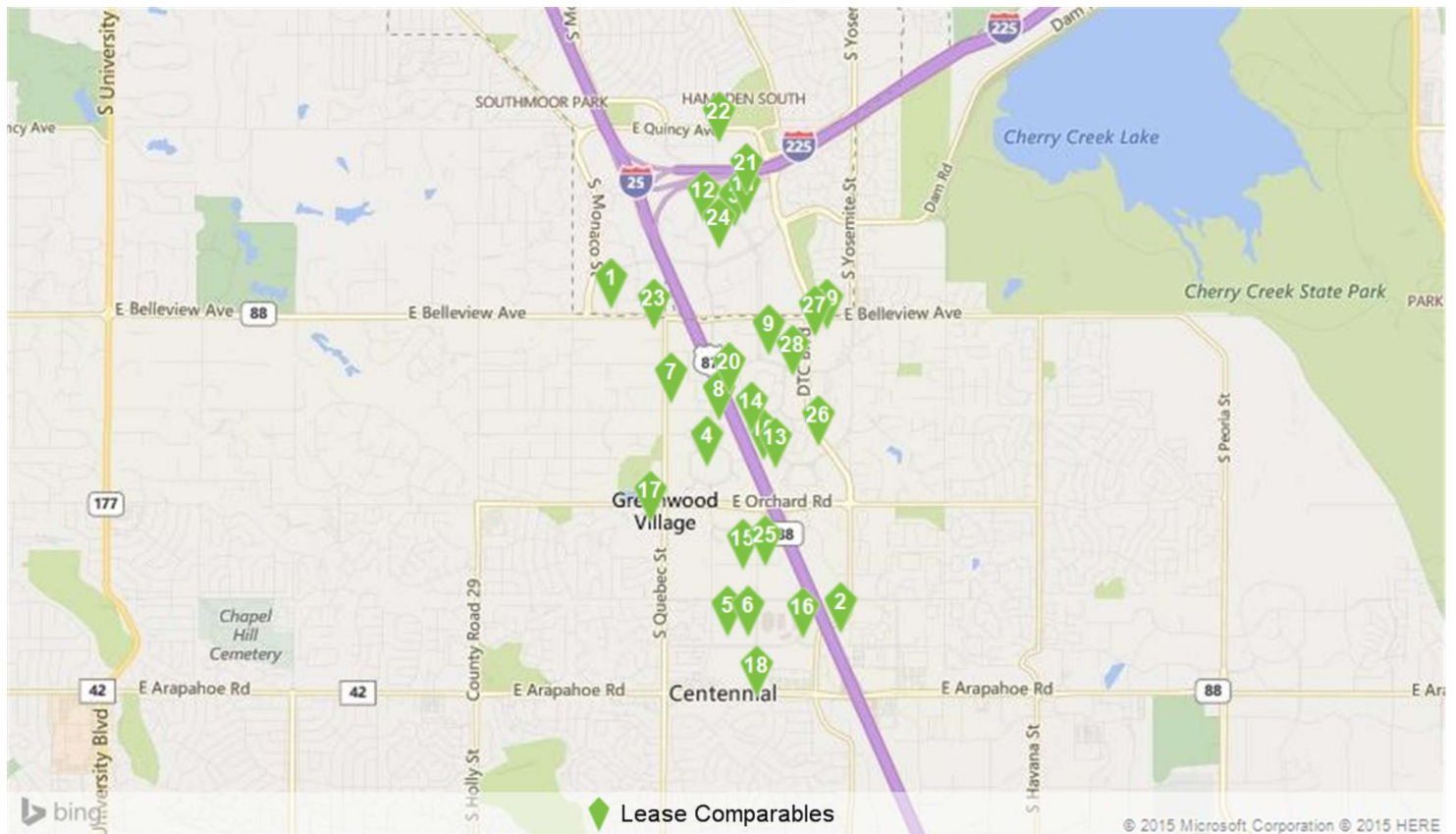
Gross Starting Rent Per SF

\$23.51

Avg. Months On Market

23

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Gross Asking Rent Per SF	35	\$16.00	\$24.09	\$25.00	\$30.50
Gross Starting Rent Per SF	3	\$22.00	\$23.51	\$22.00	\$26.00
Gross Effective Rent Per SF	5	\$22.76	\$24.39	\$25.24	\$25.55
Asking Rent Discount	2	-4.0%	-2.2%	-2.0%	0.0%
TI Allowance	-	-	-	-	-
Months Free Rent	5	4	4	4	4

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	37	1	23	18	125
Deal Size	44	10,000	12,179	11,823	15,000
Lease Deal in Years	28	1.0	5.1	5.0	10.0
Floor Number	39	1	5	5	19

Lease Comparables

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 One DTC West 6601 E Belleview Ave	★★★★★	10,000	2nd	9/23/2015	New	\$27.00/nnn	Asking
2 6455 S Yosemite St	★★★★★	14,415	9th	9/2/2015	New	\$25.00/fs	Asking
3 Regency Plaza 4643 S Ulster St	★★★★★	10,828	8th	6/3/2015	New	\$28.00/fs	Asking
4 Triad at Orchard Station West 5670 Greenwood Plaza Blvd	★★★★★	13,456	3rd	5/22/2015	New	\$23.00/fs	Asking
5 Burns & Wilcox Center 7807 E Peakview Ave	★★★★★	13,479	2nd	4/8/2015	Renewal	\$25.00/fs	Asking
6 Peakview Tower 6465 S Greenwood Plaza	★★★★★	13,069	7th	4/2/2015	New	\$30.00/fs	Asking
7 Landmark Centre 5460 S Quebec St	★★★★★	10,197	1st	4/2/2015	New	\$23.00/fs	Asking
8 5500 Greenwood 5500 Greenwood Plaza Blvd	★★★★★	12,367	2nd	2/12/2015	New	\$17.50/fs	Asking
9 Prentice Plaza 8101 E Prentice Ave	★★★★★	14,472	12th	2/12/2015	New	\$28.00/fs	Asking
10 Legacy Center DTC 5613 DTC Pky	★★★★★	10,952	9th	2/10/2015	New	\$26.50/fs	Asking
3 Regency Plaza 4643 S Ulster St	★★★★★	11,164	6th	1/29/2015	New	\$26.50/fs	Asking
3 Regency Plaza 4643 S Ulster St	★★★★★	11,532	8th	1/27/2015	New	\$28.00/fs	Asking
11 Metropoint I 4600 S Ulster St	★★★★★	11,428	9th	11/16/2014	New	\$18.00/fs	Asking
12 Oracle Building II 7604 Technology Way	★★★★★	14,234	2nd	11/6/2014	New	\$22.00/fs	Starting
13 Terrace Tower 5619 DTC Pky	★★★★★	14,269	10th	9/30/2014	Renewal	-	-
14 Terrace at Orchard Station 5575 DTC Pky	★★★★★	14,598	2nd	9/29/2014	New	\$23.00/fs	Asking
15 Building 5 8000 E Maplewood Ave	★★★★★	13,747	2nd	9/5/2014	New	\$23.00/fs	Asking
16 Plaza Tower One 6400 S Fiddlers Green Cir	★★★★★	10,959	12th	8/3/2014	New	\$30.50/fs	Asking
17 5975 S Quebec St	★★★★★	10,114	1st	8/3/2014	New	\$23.00/fs	Asking
6 Peakview Tower 6465 S Greenwood Plaza	★★★★★	14,605	7th	7/1/2014	New	\$30.00/fs	Asking
18 Compass Bank 8100 E Arapahoe Rd	★★★★★	10,141	3rd	6/20/2014	New	\$22.00/fs	Starting

Lease Comparables

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
19 Crescent V 8450 E Crescent Pky	★★★★★	11,059	4th	6/13/2014	New	\$26.00/fs	Asking
20 The Quadrant 5445 DTC Pky	★★★★★	12,157	12th	6/11/2014	New	\$18.00/fs	Asking
4 Triad at Orchard Station West 5670 Greenwood Plaza Blvd	★★★★★	10,862	1st	6/3/2014	New	\$21.50/fs	Asking
21 Stanford Place I 8055 E Tufts Ave	★★★★★	14,829	14th	5/20/2014	Renewal	\$26.00/fs	Starting
16 Plaza Tower One 6400 S Fiddlers Green Cir	★★★★★	15,000	4th	5/9/2014	Renewal	-	-
20 The Quadrant 5445 DTC Pky	★★★★★	14,346	4th	5/3/2014	New	\$27.00/fs	Asking
22 Westgold Center 4380 S Syracuse St	★★★★★	11,220	6th	4/28/2014	New	\$16.50/fs	Asking
10 Legacy Center DTC 5613 DTC Pky	★★★★★	10,643	9th	3/7/2014	New	\$23.00/fs	Asking
23 Paragon Bldg 7100 E Belleview Ave	★★★★★	12,114	2nd	2/4/2014	New	\$17.00/fs	Asking
24 4600 S Syracuse St	★★★★★	13,205	4th	1/31/2014	New	\$31.00/fs	Asking
16 Plaza Tower One 6400 S Fiddlers Green Cir	★★★★★	13,233	19th	1/28/2014	New	\$31.00/fs	Asking
16 Plaza Tower One 6400 S Fiddlers Green Cir	★★★★★	10,953	5th	1/20/2014	New	\$28.00/fs	Asking
3 Regency Plaza 4643 S Ulster St	★★★★★	12,360	9th	1/2/2014	New	\$28.00/fs	Asking
25 Plaza 25 8100 E Maplewood Ave	★★★★★	12,238	1st	12/2/2013	New	\$21.00/fs	Asking
26 Atrium Place @ DTC 5675 DTC Blvd	★★★★★	14,497	1-2	11/12/2013	New	\$25.50/fs	Asking
27 Crescent VI 8400 E Crescent Pky	★★★★★	10,265	4th	11/1/2013	New	\$26.00/fs	Asking
20 The Quadrant 5445 DTC Pky	★★★★★	10,507	8th	10/30/2013	New	\$24.50/fs	Asking
28 The Edward Bldg 8400 E Prentice Ave	★★★★★	12,541	15th	9/1/2013	Renewal	-	-
10 Legacy Center DTC 5613 DTC Pky	★★★★★	10,952	-	-	-	\$25.50/fs	Effective
10 Legacy Center DTC 5613 DTC Pky	★★★★★	10,644	-	-	-	\$25.55/fs	Effective
10 Legacy Center DTC 5613 DTC Pky	★★★★★	10,644	-	-	-	\$22.86/fs	Effective

Lease Comparables

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
 Legacy Center DTC 5613 DTC Pky	★★★★★	10,952	-	-	-	\$25.24/fs	Effective
 Legacy Center DTC 5613 DTC Pky	★★★★★	10,644	-	-	-	\$22.76/fs	Effective