
DTC Office For Lease

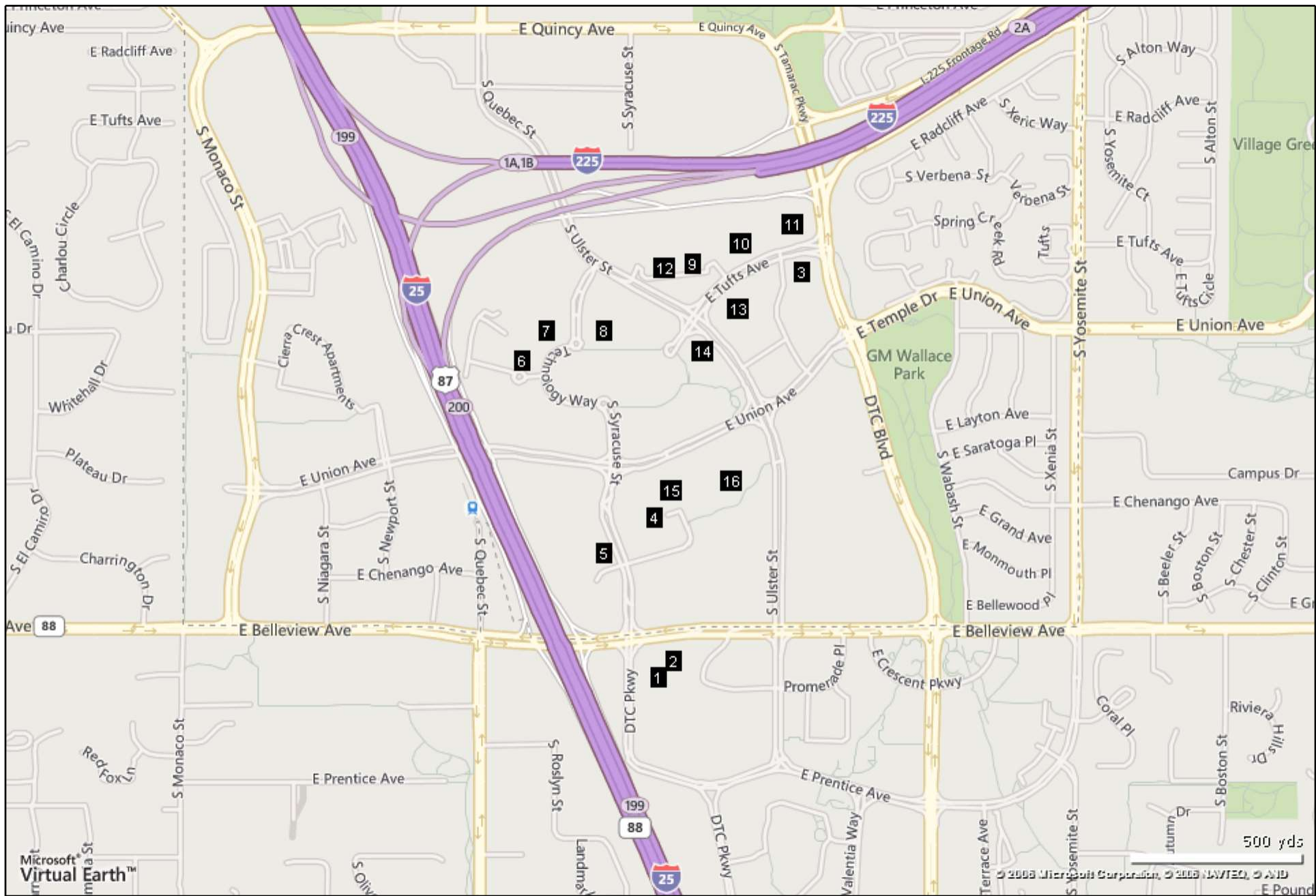
9/1/2015

PREPARED BY:



Rare Space Inc.
1331 17th St, Suite M-100
Denver, CO 80202

Travis Bontrager
VP
(303) 296-8822 (phone)
(303) 296-8814 (fax)
travis@rarespace.com



1 7720 E Belleview Ave - Financial Plaza - Bldg B - Denver Tech Center



Location: **Financial Plaza - Bldg B**
AKA DTC Pky
SEC E Belleview Ave & DTC Pky
Southeast Denver Cluster
Denver Tech Center Submarket
Arapahoe County
Greenwood Village, CO 80111

Developer: **Bill Walters Company**
 Management: **LBA Realty**
 Recorded Owner: **LBA Realty Fund III-Company II, LLC**

Building Type: **Class B Office**

Status: **Built 1976**
 Stories: **3**
 RBA: **41,025 SF**
 Typical Floor: **11,649 SF**

Total Avail: **29,042 SF**
 % Leased: **61.2%**

Expenses: **2015 Tax @ \$1.64/sf; 2015 Ops @ \$6.99/sf, 2009 Est Ops @ \$9.55/sf**
 Parcel Number: **2075-16-2-01-042, 2075-16-2-01-043**
 Parking: **169 Covered Spaces @ \$40.00/mo; 169 free Surface Spaces are available; Ratio of 3.50/1,000 SF**
 Amenities: **Banking, Conferencing Facility, Courtyard, Food Service, On Site Management, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite B-210	4,143	11,649	11,649	\$20.00-\$22.00/fs	Vacant	3-5 yrs	Direct
P 2nd / Suite B-220	4,883	11,649	11,649	\$20.00-\$22.00/fs	Vacant	3-5 yrs	Direct
P 2nd / Suite B-230	2,623	11,649	11,649	\$20.00-\$22.00/fs	Vacant	3-5 yrs	Direct



Location: **Financial Plaza - Bldg A**
AKA 7730 E Belleview Ave
SEC Belleview Ave & DTC Pkwy
Southeast Denver Cluster
Denver Tech Center Submarket
Arapahoe County
Greenwood Village, CO 80111

Developer: **Bill Walters Company**
 Management: **LBA Realty**
 Recorded Owner: **LBA Realty Fund III-Company II, LLC**

Building Type: **Class B Office**

Status: **Built 1976**
 Stories: **4**
 RBA: **96,760 SF**
 Typical Floor: **21,164 SF**

Total Avail: **59,643 SF**
 % Leased: **50.0%**

Expenses: **2015 Tax @ \$1.64/sf; 2015 Ops @ \$6.99/sf, 2001 Est Ops @ \$3.31/sf**
 Parcel Number: **2075-16-2-01-042**
 Parking: **169 free Surface Spaces are available; 169 Covered Spaces @ \$40.00/mo; Ratio of 3.50/1,000 SF**
 Amenities: **Conferencing Facility, Controlled Access, Food Service, On Site Management**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite A-305	5,881	5,881	27,045	\$20.00-\$22.00/fs	Vacant	3-5 yrs	Direct



Location: **4601 DTC Blvd**
SWC DTC/Tufts
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Developer: **Miller Global Properties, LLC**
 Management: **LBA Realty**
 Recorded Owner: **LBA Realty Fund II-WBP LLC**

Building Type: **Class A Office**

Status: **Built 1982**
 Stories: **10**
 RBA: **244,551 SF**
 Typical Floor: **22,000 SF**
 Total Avail: **73,733 SF**
 % Leased: **98.9%**

Expenses: **2014 Tax @ \$2.75/sf, 2011 Est Tax @ \$2.97/sf; 2013 Ops @ \$6.63/sf, 2011 Est Ops @ \$6.87/sf**

Parcel Number: **7091-00-012**

Parking: **300 Covered Spaces @ \$50.00/mo; 100 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Bus Line, Commuter Rail, Conferencing Facility, Energy Star Labeled, Fitness Center, Food Service, On Site Management, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 300	13,945	13,945	13,945	\$25.00-\$27.00/fs	30 Days	3-10 yrs	Direct
P 10th / Suite 1050	13,146	13,146	13,146	\$25.00-\$27.00/fs	30 Days	3-10 yrs	Direct



Location: **Denver Corporate Center I**
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Building Type: **Class B Office**

Status: **Built 1980**

Stories: **11**

RBA: **194,887 SF**

Typical Floor: **17,000 SF**

Total Avail: **25,569 SF**

% Leased: **87.9%**

Developer: **JLL**
 Management: **CBRE**
 Recorded Owner: **Guardian/DCC LLC**

Expenses: **2012 Tax @ \$2.50/sf, 2015 Est Tax @ \$2.57/sf; 2012 Ops @ \$6.01/sf, 2015 Est Ops @ \$6.30/sf**
 Parcel Number: **7093-00-134**
 Parking: **Free Surface Spaces; Ratio of 3.50/1,000 SF**
 Amenities: **Food Service**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 9th / Suite 900	17,084	17,084	17,084	\$20.00-\$22.00/fs	Vacant	5-10 yrs	Direct



Location: **4949 S Syracuse Bldg**
NWC Syracuse/Union
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Developer: **Victorio Development**
 Management: **CapRidge Partners**
 Recorded Owner: **CPVF II DTC, LLC**

Building Type: **Class B Office**

Status: **Built 1982**
 Stories: **6**
 RBA: **66,713 SF**
 Typical Floor: **11,118 SF**
 Total Avail: **23,876 SF**
 % Leased: **68.2%**

Expenses: **2014 Tax @ \$2.16/sf, 2011 Est Tax @ \$2.19/sf; 2013 Ops @ \$6.84/sf, 2014 Est Ops @ \$7.28/sf**
 Parcel Number: **7093-00-035**
 Parking: **Ratio of 3.30/1,000 SF**
 Amenities: **24 Hour Availability**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 5th / Suite 500	4,000 - 11,744	11,744	11,744	\$23.50-\$25.00/fs	Vacant	Negotiable	Direct



Location: **DTC Crossroads**
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Building Type: **Class A Office**

Status: **Built 1999**

Stories: **7**

RBA: **191,402 SF**

Typical Floor: **27,343 SF**

Total Avail: **16,850 SF**

% Leased: **91.2%**

Developer: -
 Management: **JLL**
 Recorded Owner: **Lba Realty Fund-company Vii**

Expenses: **2015 Combined Tax/Ops @ \$9.64/sf; 2015 Est Ops @ \$6.53/sf**

Parcel Number: **7093-00-129**

Parking: **634 Covered Spaces are available; 205 Surface Spaces are available; Ratio of 4.38/1,000 SF**

Amenities: **Conferencing Facility, Controlled Access, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P LL	11,834	11,834	11,834	\$24.00/fs	Vacant	5-10 yrs	Direct



Location: **7601 DTC**
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Building Type: **Class A Office**

Status: **Built 1999**

Stories: **7**

RBA: **192,989 SF**

Typical Floor: **29,500 SF**

Total Avail: **191,662 SF**

% Leased: **100%**

Developer: -
 Management: -
 Recorded Owner: -

Expenses: **2013 Tax @ \$5.08/sf**

Parcel Number: **7092-00-045**

Parking: **187 free Covered Spaces are available; 521 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Energy Star Labeled**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E LL	19,340	19,340	191,662	Withheld	04/2017	5-15 yrs	Direct



Location: **Oracle Building II**
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Building Type: **Class A Office**

Status: **Built 1998**

Stories: **6**

RBA: **185,000 SF**

Typical Floor: **30,833 SF**

Total Avail: **33,518 SF**

% Leased: **100%**

Developer: -
 Management: **Oracle Corporation**
 Recorded Owner: **Oracle USA Inc**

Expenses: **2014 Tax @ \$2.81/sf**

Parcel Number: **7093-00-119**

Parking: **185 free Surface Spaces are available; 125 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Energy Star Labeled, Fitness Center, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 3rd / Suite 300	12,000 - 28,247	28,247	28,247	\$21.00/fs	90 Days	Thru Oct 2017	Sublet



Location: **Stanford Place II**
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Building Type: **Class A Office**

Status: **Built 1982**

Stories: **17**

RBA: **366,184 SF**

Typical Floor: **21,540 SF**

Total Avail: **131,619 SF**

% Leased: **91.8%**

Developer: -
 Management: **CBRE**
 Recorded Owner: **ML East Tufts, LLC**

Expenses: **2014 Tax @ \$3.06/sf; 2015 Combined Est Tax/Ops @ \$10.95/sf**

Parcel Number: **7092-00-020**

Parking: **Covered Spaces @ \$60.00/mo; Reserved Spaces @ \$95.00/mo; Ratio of 3.70/1,000 SF**

Amenities: **Controlled Access, Food Service, On Site Management**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 201/230	10,445	10,445	10,445	\$27.00-\$28.00/fs	10/2015	Negotiable	Direct



Location: **Stanford Place I**
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Building Type: **Class A Office**

Status: **Built 1982, Renov 1996**

Stories: **14**

RBA: **295,120 SF**

Typical Floor: **19,569 SF**

Total Avail: **57,111 SF**

% Leased: **81.2%**

Developer: **Bill Walters Company**

Management: **Transwestern**

Recorded Owner: **Broadreach Capital Partners**

Expenses: **2014 Tax @ \$2.87/sf; 2012 Ops @ \$5.15/sf, 2010 Est Ops @ \$5.67/sf**

Parcel Number: **7092-00-007**

Parking: **449 free Surface Spaces are available; 458 Covered Spaces @ \$85.00/mo; Ratio of 3.32/1,000 SF**

Amenities: **24 Hour Availability, Conferencing Facility, Controlled Access, Energy Star Labeled, Fitness Center, Food Court, On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 200	4,965	11,282	11,282	\$24.00-\$26.00/fs	Vacant	3-10 yrs	Direct
P 2nd / Suite 210	3,525	11,282	11,282	\$24.00-\$26.00/fs	Vacant	3-10 yrs	Direct
P 2nd / Suite 220	2,792	11,282	11,282	\$24.00-\$26.00/fs	Vacant	3-10 yrs	Direct
P 8th / Suite 850	10,344	10,344	10,344	\$24.00-\$26.00/fs	Vacant	3-10 yrs	Direct
P 9th / Suite 910	1,442	10,405	10,405	\$24.00-\$26.00/fs	Vacant	3-10 yrs	Direct
P 9th / Suite 950	8,963	10,405	10,405	\$24.00-\$26.00/fs	Vacant	3-10 yrs	Direct



Location: **URS Center**
Exit I-225 /DTC Blvd South
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Developer: **Mack-Cali Realty Corporation**
 Management: **Westcore Properties, LLC**
 Recorded Owner: **Westcore Tufts, LLC**

Building Type: **Class A Office**

Status: **Built Feb 2001**
 Stories: **6**
 RBA: **185,256 SF**
 Typical Floor: **30,875 SF**
 Total Avail: **163,502 SF**
 % Leased: **76.8%**

Expenses: **2015 Tax @ \$4.04/sf; 2010 Ops @ \$6.81/sf, 2011 Est Ops @ \$6.64/sf**
 Parcel Number: **7091-00-092**
 Parking: **Covered Spaces @ \$50.00/mo; 31 Surface Spaces are available; Ratio of 4.00/1,000 SF**
 Amenities: **24 Hour Availability, Atrium, Controlled Access, LEED Certified - Gold, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 5th / Suite 5th Fl	12,992	12,992	41,170	\$26.50-\$27.50/fs	Vacant	3-5 yrs	Direct



Location: **Stanford Place III**
AKA Technology Walk
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Developer: **Bill L. Walters Travelers**
 Management: **Legacy Partners Residential**
 Recorded Owner: **Legacy Partners I Denver II, LLC**

Building Type: **Class A Office**

Status: **Built 1982, Renov 2007**
 Stories: **17**
 RBA: **363,417 SF**
 Typical Floor: **21,500 SF**
 Total Avail: **97,522 SF**
 % Leased: **84.7%**

Expenses: **2014 Tax @ \$3.21/sf, 2012 Est Tax @ \$4.10/sf; 2014 Ops @ \$6.86/sf, 2012 Est Ops @ \$5.04/sf**
 Parcel Number: **7092-00-037**
 Parking: **Surface Spaces @ \$65.00/mo; Ratio of 3.20/1,000 SF**
 Amenities: **Conferencing Facility, Controlled Access, Energy Star Labeled, Fitness Center, Food Service, On Site Management**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 7th / Suite 750	10,743	10,743	32,315	\$25.00/fs	Vacant	Negotiable	Direct
P 12th / Suite 1210	11,231	11,231	11,231	\$26.00/fs	Vacant	Negotiable	Direct



Location: **Metropoint I**
NEC Ulster/Tufts
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Building Type: **Class A Office**

Status: **Built 1985**

Stories: **14**

RBA: **280,417 SF**

Typical Floor: **21,849 SF**

Total Avail: **85,500 SF**

% Leased: **81.5%**

Developer: **Homart Development Company**
 Management: **CBRE**
 Recorded Owner: **CSHV Denver Tech Center LLC**

Expenses: **2015 Combined Tax/Ops @ \$10.79/sf; 2009 Est Ops @ \$7.16/sf**

Parcel Number: **7092-00-043, 7093-00-095, 7094-00-070**

Parking: **Free Surface Spaces; Covered Spaces @ \$65.00/mo; Reserved Spaces @ \$75.00/mo; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Availability, Atrium, Banking, Conferencing Facility, Controlled Access, Dry Cleaner, Energy Star Labeled, Fitness Center, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 300	13,172	13,172	13,172	\$25.00-\$27.00/fs	Vacant	1-10 yrs	Direct
P 5th / Suite 500/575	14,131	20,411	20,411	\$25.00-\$27.00/fs	Vacant	1-10 yrs	Direct
P 5th / Suite 525	2,878	20,411	20,411	\$25.00-\$27.00/fs	08/2016	1-10 yrs	Direct
P 5th / Suite 590	3,402	20,411	20,411	\$25.00-\$27.00/fs	11/2015	1-10 yrs	Direct
P 9th / Suite 900/930	11,428	11,428	11,428	\$25.00-\$27.00/fs	11/2015	1-10 yrs	Direct



Location: **Regency Plaza**
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Building Type: **Class A Office**

Status: **Built 1985**

Stories: **15**

RBA: **319,967 SF**

Typical Floor: **22,328 SF**

Total Avail: **65,289 SF**

% Leased: **98.0%**

Developer: **Miller Global Properties, LLC**
 Management: **Transwestern**
 Recorded Owner: **Cornerstone Real Estate Advisers, LLC**

Expenses: **2014 Tax @ \$2.76/sf; 2010 Ops @ \$7.94/sf**

Parcel Number: **7093-00-068**

Parking: **Reserved Spaces @ \$100.00/mo; 913 Covered Spaces @ \$50.00/mo; 16 Surface Spaces are available; Ratio of 3.00/1,000 SF**

Amenities: **Controlled Access, Fitness Center, Food Service, On Site Management, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 6th / Suite 650	4,000 - 11,058	11,058	33,386	\$28.00-\$28.50/fs	30 Days	5-10 yrs	Direct



Location: **Denver Corporate Center II**
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Building Type: **Class B Office**

Status: **Built 1982**

Stories: **11**

RBA: **188,629 SF**

Typical Floor: **17,095 SF**

Total Avail: **188,045 SF**

% Leased: **0.3%**

Developer: **JLL**
 Management: **Transwestern**
 Recorded Owner: **Alecta Denver LLC**

Expenses: **2012 Tax @ \$3.45/sf; 2012 Ops @ \$5.60/sf, 2002 Est Ops @ \$8.16/sf**

Parcel Number: **7093-00-061, 7093-00-082, 7093-00-090**

Parking: **1,106 free Surface Spaces are available; 331 Covered Spaces are available; Ratio of 3.80/1,000 SF**

Amenities: **24 Hour Availability, Banking, Conferencing Facility, Controlled Access, Convenience Store, Dry Cleaner, Energy Star Labeled, Metro/Subway, Property Manager on Site, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	17,095	17,095	188,045	\$22.00-\$23.00/negot	Vacant	10 yrs	Direct
E 2nd	17,095	17,095	188,045	\$22.00-\$23.00/negot	Vacant	10 yrs	Direct
E 3rd	17,095	17,095	188,045	\$22.00-\$23.00/negot	Vacant	10 yrs	Direct
E 4th	17,095	17,095	188,045	\$23.00-\$24.00/negot	Vacant	10 yrs	Direct
E 5th	17,095	17,095	188,045	\$23.00-\$24.00/negot	Vacant	10 yrs	Direct
E 6th	17,095	17,095	188,045	\$23.00-\$24.00/negot	Vacant	10 yrs	Direct
E 7th	17,095	17,095	188,045	\$25.00-\$26.00/negot	Vacant	10 yrs	Direct
E 8th	17,095	17,095	188,045	\$25.00-\$26.00/negot	Vacant	10 yrs	Direct
E 9th	17,095	17,095	188,045	\$25.00-\$26.00/negot	Vacant	10 yrs	Direct
E 10th	17,095	17,095	188,045	\$25.00-\$26.00/negot	Vacant	10 yrs	Direct
E 11th	17,095	17,095	188,045	\$25.00-\$26.00/negot	Vacant	10 yrs	Direct



Location: **Denver Corporate Center III**
AKA Syracuse St
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Building Type: **Class B Office**

Status: **Built Jan 1982**

Stories: **11**

RBA: **188,629 SF**

Typical Floor: **17,095 SF**

Total Avail: **39,312 SF**

% Leased: **90.2%**

Developer: **JLL**
 Management: **Transwestern**
 Recorded Owner: **Alecta Denver LLC**

Expenses: **2014 Tax @ \$2.60/sf; 2012 Ops @ \$5.59/sf, 2010 Est Ops @ \$5.32/sf**

Parcel Number: **7093-00-062, 7093-00-084, 7093-00-091**

Parking: **1,067 free Surface Spaces are available; 331 Covered Spaces are available; Ratio of 3.80/1,000 SF**

Amenities: **24 Hour Availability, Banking, Conferencing Facility, Controlled Access, Dry Cleaner, Mail Room, Metro/Subway, Property Manager on Site, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 4th / Suite 400	5,000 - 17,095	17,095	17,095	\$21.50-\$23.50/fs	Vacant	5-10 yrs	Direct