
SW Denver For Lease

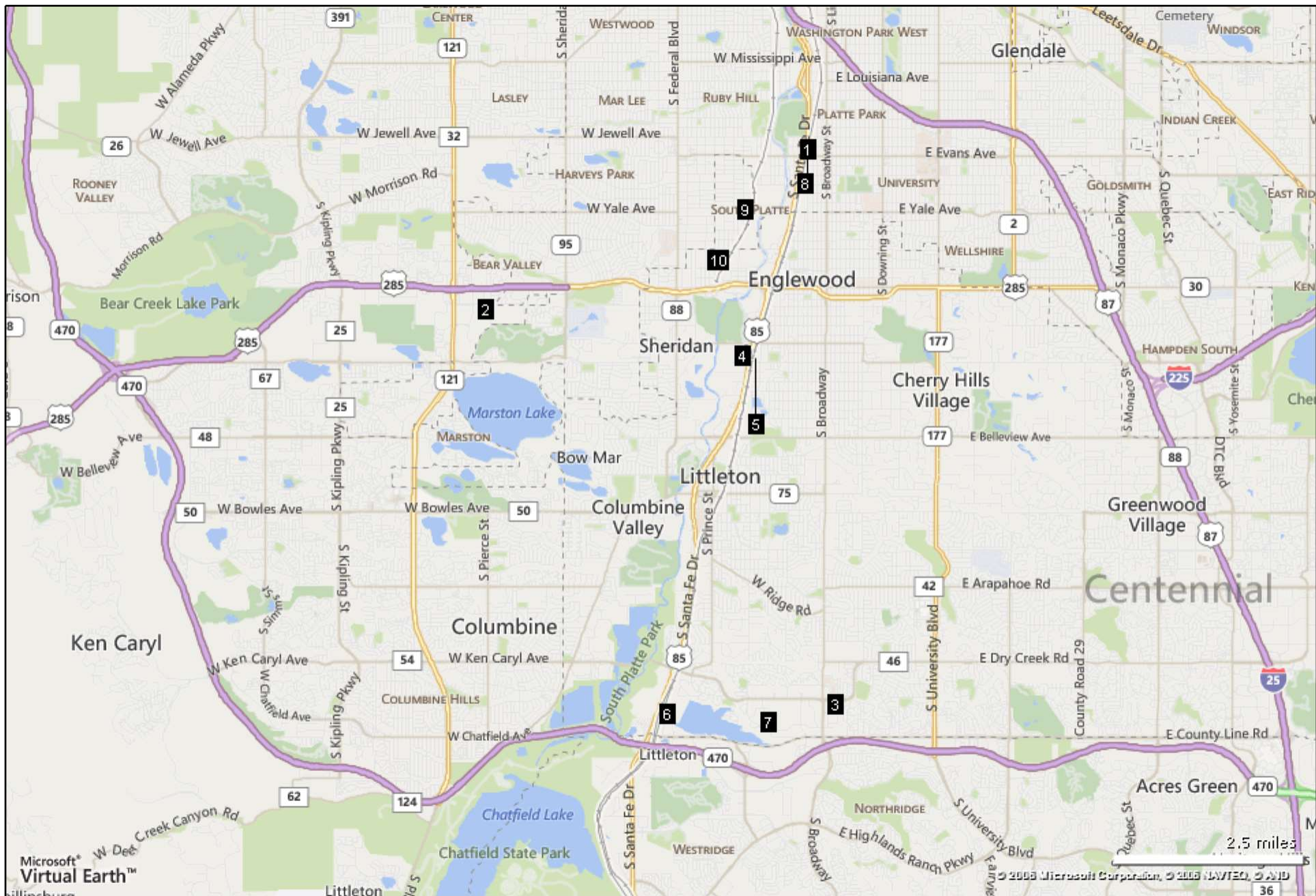
9/1/2015

PREPARED BY:



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Location: **South Central Ind Cluster**
Lower South Central Ind Submarket
Denver County
Denver, CO 80223

Building Type: **Class B Warehouse**
 Status: **Built 1981**
 Tenancy: **Multiple Tenant**

Management: **Golesh Investment Group, LLP**
 Recorded Owner: **Golesh Investment Group, LLP**

Land Area: **0.42 AC**
 Stories: **1**
 RBA: **43,399 SF**

Total Avail: **21,200 SF**
 % Leased: **51.2%**

Ceiling Height: **21'0"**
 Column Spacing: **-**
 Drive Ins: **1 - 9'0" w x 12'0" h**
 Loading Docks: **3 ext**
 Power: **1000a 3p/4w**

Crane: **None**
 Rail Line: **-**
 Cross Docks: **None**
 Const Mat: **Masonry**
 Utilities: **-**

Expenses: **2014 Tax @ \$1.09/sf, 2012 Est Tax @ \$1.07/sf; 2012 Est Ops @ \$0.09/sf**
 Parcel Number: **5274-03-008, 5274-03-009**
 Parking: **40 free Surface Spaces are available; Ratio of 1.20/1,000 SF**
 Amenities: **Bus Line, Commuter Rail, Fenced Lot, Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 2375	12,750	21,200	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 2385	8,450	21,200	Withheld	Vacant	Negotiable	Direct



Location: **Southwest Denver Ind Cluster**
Southwest C-470 Ind Submarket
Jefferson County
Lakewood, CO 80235

Building Type: **Class B Flex/Light Distribution**

Status: **Built 1984**

Tenancy: **Multiple Tenant**

Land Area: **5.14 AC**

Stories: **1**

RBA: **66,700 SF**

Total Avail: **10,547 SF**

% Leased: **84.2%**

Management: -
 Recorded Owner: **CIP Owner LLC**

Ceiling Height: **12'0"-14'0"**
 Column Spacing: -
 Drive Ins: **4**
 Loading Docks: **3 ext**
 Power: **400a/120-208v 3p**

Crane: **None**
 Rail Line: **None**
 Cross Docks: -
 Const Mat: **Masonry**
 Utilities: **Heating, Lighting, Sewer, Water**

Expenses: **2014 Tax @ \$1.50/sf; 2015 Est Ops @ \$3.98/sf**
 Parcel Number: **59-021-01-019**
 Parking: **Ratio of 3.48/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 200	10,547/590 ofc	10,547	Withheld	Vacant	Negotiable	Direct



Location: **Mineral Business Center**
Southeast Denver Ind Cluster
Highlands Ranch Ind Submarket
Arapahoe County
Littleton, CO 80122

Building Type: **Class B Flex/R&D**
 Status: **Built 1982**
 Tenancy: **Multiple Tenant**

Management: -
 Recorded Owner: **Mineral Center Colorado LLC**

Land Area: **5.00 AC**
 Stories: **1**
 RBA: **59,090 SF**

Total Avail: **46,464 SF**
 % Leased: **21.4%**

Ceiling Height: **14'0"-16'0"**
 Column Spacing: -
 Drive Ins: **3 - 9'0" w x 18'0" h**
 Loading Docks: **6 ext**
 Power: **150a/220v 3p**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **None**
 Const Mat: **Reinforced Concrete**
 Utilities: -

Expenses: **2014 Tax @ \$1.55/sf; 2012 Ops @ \$4.09/sf, 2007 Est Ops @ \$2.50/sf**
 Parcel Number: **2077-34-4-01-002**
 Parking: **Free Surface Spaces; Ratio of 4.00/1,000 SF**
 Amenities: **Signage**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 3 & 4	12,324/3,697 ofc	46,464	\$7.00-\$8.00/nnn	Vacant	3-10 yrs	Direct
P 1st / Suite 5 & 6	11,740/10,534 ofc	46,464	\$7.00-\$8.00/nnn	Vacant	3-10 yrs	Direct



Location: **SWC of Oxford Ave and S. Santa Fe
Southwest Denver Ind Cluster
Southwest C-470 Ind Submarket
Arapahoe County
Sheridan, CO 80110**

Management: **Nolen & Co.**
Recorded Owner: **Oxford, LLC**

Ceiling Height: **12'0"**
Column Spacing: **-**
Drive Ins: **3**
Loading Docks: **None**
Power: **1000a/220v 3p**

Expenses: **2015 Combined Tax/Ops @ \$2.50/sf**
Parcel Number: **2077-04-3-01-003**
Parking: **60 free Surface Spaces are available; Ratio of 2.50/1,000 SF**

Building Type: **Class C Flex**
Status: **Built 1985**
Tenancy: **Multiple Tenant**
Land Area: **1 AC**
Stories: **1**
RBA: **24,000 SF**
Total Avail: **16,800 SF**
% Leased: **100%**

Crane: **-**
Rail Line: **None**
Cross Docks: **-**
Const Mat: **-**
Utilities: **-**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite A	2,400/960 ofc	16,800	\$10.50/nnn	11/2015	1-5 yrs	Direct
P 1st / Suite B/C	4,800/1,750 ofc	16,800	\$10.50/nnn	11/2015	1-5 yrs	Direct
P 1st / Suite D	2,400/925 ofc	16,800	\$10.50/nnn	11/2015	1-5 yrs	Direct
P 1st / Suite E,F,G	7,200/3,250 ofc	16,800	\$10.50/nnn	11/2015	1-5 yrs	Direct



Location: **Southwest Denver Ind Cluster
Southwest C-470 Ind Submarket
Arapahoe County
Englewood, CO 80110**

Building Type: **Class C Warehouse**
Status: **Built 1955**
Tenancy: **Multiple Tenant**

Management: **A-PAX Warehouse, Ltd.**
Recorded Owner: **JJH Properties, LLC**

Land Area: **1.85 AC**
Stories: **1**
RBA: **58,900 SF**
Total Avail: **50,210 SF**
% Leased: **14.8%**

Ceiling Height: **17'0"**
Column Spacing: **-**
Drive Ins: **5 - 10'0" w x 14'0" h**
Loading Docks: **15 ext**
Power: **110-220v 3p**

Crane: **None**
Rail Line: **None**
Cross Docks: **Yes**
Const Mat: **Masonry**
Utilities: **-**

Expenses: **2014 Tax @ \$0.53/sf**
Parcel Number: **2077-04-4-11-027**
Parking: **12 free Surface Spaces are available; Ratio of 0.20/1,000 SF**
Amenities: **Fenced Lot**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	50,210 div	50,210	Withheld	Vacant	Negotiable	Direct



Location: **High Pointe Business Center**
Santa Fe and County Line Roads
Southwest Denver Ind Cluster
Southwest C-470 Ind Submarket
Arapahoe County
Littleton, CO 80120

Management: **Transwestern**
 Recorded Owner: -

Ceiling Height: **16'0"**
 Column Spacing: -
 Drive Ins: **2 - 10'0" w x 12'0" h**
 Loading Docks: **2 ext**
 Power: -

Expenses: **2014 Tax @ \$1.71/sf, 2005 Est Tax @ \$3.24/sf, 2012 Ops @ \$2.12/sf, 2010 Est Ops @ \$1.61/sf**
 Parcel Number: **2077-32-3-03-010**
 Parking: **40 free Surface Spaces are available; Ratio of 2.64/1,000 SF**

Building Type: **Class B Flex**

Status: **Built Dec 2001**
 Tenancy: **Multiple Tenant**

Land Area: **3.93 AC**
 Stories: **1**
 RBA: **42,380 SF**

Total Avail: **11,670 SF**
 % Leased: **72.5%**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **None**
 Const Mat: **Reinforced Concrete**
 Utilities: **Sewer - City, Water - City**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 100	11,670/10,503 ofc	11,670	\$9.50/nnn	Vacant	Negotiable	Direct



Location: **Bldg A**
AKA Southpark Lndg
Southwest Denver Ind Cluster
Southwest C-470 Ind Submarket
Arapahoe County
Littleton, CO 80120

Management: **Colliers International**
 Recorded Owner: **Wpc South West Llc**

Ceiling Height: **9'6"-16'10"**
 Column Spacing: **-**
 Drive Ins: **7**
 Loading Docks: **None**
 Power: **150a/110-208v 3p**

Expenses: **2015 Combined Tax/Ops @ \$2.83/sf; 1999 Est Ops @ \$7.58/sf**
 Parcel Number: **2077-33-4-03-014**
 Parking: **Free Surface Spaces; Ratio of 3.00/1,000 SF**

Building Type: **Class C Flex**
 Status: **Built 1986**
 Tenancy: **Multiple Tenant**

Land Area: **3.33 AC**
 Stories: **1**
 RBA: **52,581 SF**

Total Avail: **16,628 SF**
 % Leased: **81.3%**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **-**
 Const Mat: **Masonry**
 Utilities: **Gas - Natural, Heating, Sewer - City, Water - City**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite A-10	6,771/6,094 ofc	16,628	\$8.50-\$11.00/nnn	30 Days	Negotiable	Direct



Location: **South Central Ind Cluster
Lower South Central Ind Submarket
Denver County
Denver, CO 80223**

Building Type: **Class B Warehouse**

Status: **Built 1957**
Tenancy: **Multiple Tenant**

Management: -
Recorded Owner: **462 Thomas Family Props Lp**

Land Area: **0.59 AC**
Stories: **1**
RBA: **10,000 SF**

Total Avail: **10,000 SF**
% Leased: **100%**

Ceiling Height: **16'0"**
Column Spacing: -
Drive Ins: **1 - 10'0" w x 12'0" h**
Loading Docks: **1 ext**
Power: **400a/120-240v 3p**

Crane: **None**
Rail Line: **Yes**
Cross Docks: **None**
Const Mat: **Reinforced Concrete**
Utilities: -

Expenses: **2014 Tax @ \$1.40/sf**
Parcel Number: **5274-04-002**
Parking: **15 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
Amenities: **Bus Line, Commuter Rail, Fenced Lot**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	10,000	10,000	Withheld	30 Days	Negotiable	Direct



Location: **South Central Ind Cluster**
Lower South Central Ind Submarket
Arapahoe County
Englewood, CO 80110

Building Type: **Class C Industrial**
 Status: **Built 1970**
 Tenancy: **Single Tenant**

Management: **LONG Building Technologies, Inc.**
 Recorded Owner: **West Yale Partnership**

Land Area: **1.02 AC**
 Stories: **2**
 RBA: **26,800 SF**

Total Avail: **26,800 SF**
 % Leased: **100%**

Ceiling Height: **20'0"-22'0"**
 Column Spacing: **-**
 Drive Ins: **2 - 12'0" w x 16'0" h**
 Loading Docks: **1 ext**
 Power: **1600a/240v 3p/4w**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **None**
 Const Mat: **Steel**
 Utilities: **-**

Expenses: **2014 Tax @ \$0.85/sf**
 Parcel Number: **1971-28-3-00-031**
 Parking: **22 free Surface Spaces are available**
 Amenities: **Fenced Lot, Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	18,800	26,800	\$6.50/nnn	30 Days	1-5 yrs	Direct



Location: **South Central Ind Cluster**
Lower South Central Ind Submarket
Arapahoe County
Englewood, CO 80110

Building Type: **Class C Manufacturing**
 Status: **Built 1968**
 Tenancy: **Multiple Tenant**

Management: -
 Recorded Owner: **Bruce L & Terrie Miller**

Land Area: **1.03 AC**
 Stories: **1**
 RBA: **34,622 SF**

Total Avail: **20,000 SF**
 % Leased: **42.2%**

Ceiling Height: **17'0"**
 Column Spacing: -
 Drive Ins: **1**
 Loading Docks: **3 ext**
 Power: **1000a/280-440v 3p**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **None**
 Const Mat: **Metal**
 Utilities: **Gas - Natural, Heating, Sewer - City, Water - City**

Expenses: **2014 Tax @ \$0.83/sf; 2008 Combined Est Tax/Ops @ \$1.10/sf**
 Parcel Number: **1971-33-3-00-003**
 Parking: **Free Surface Spaces; Ratio of 2.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	20,000	20,000	\$5.50/nnn	Vacant	Negotiable	Direct