
West Denver For Lease

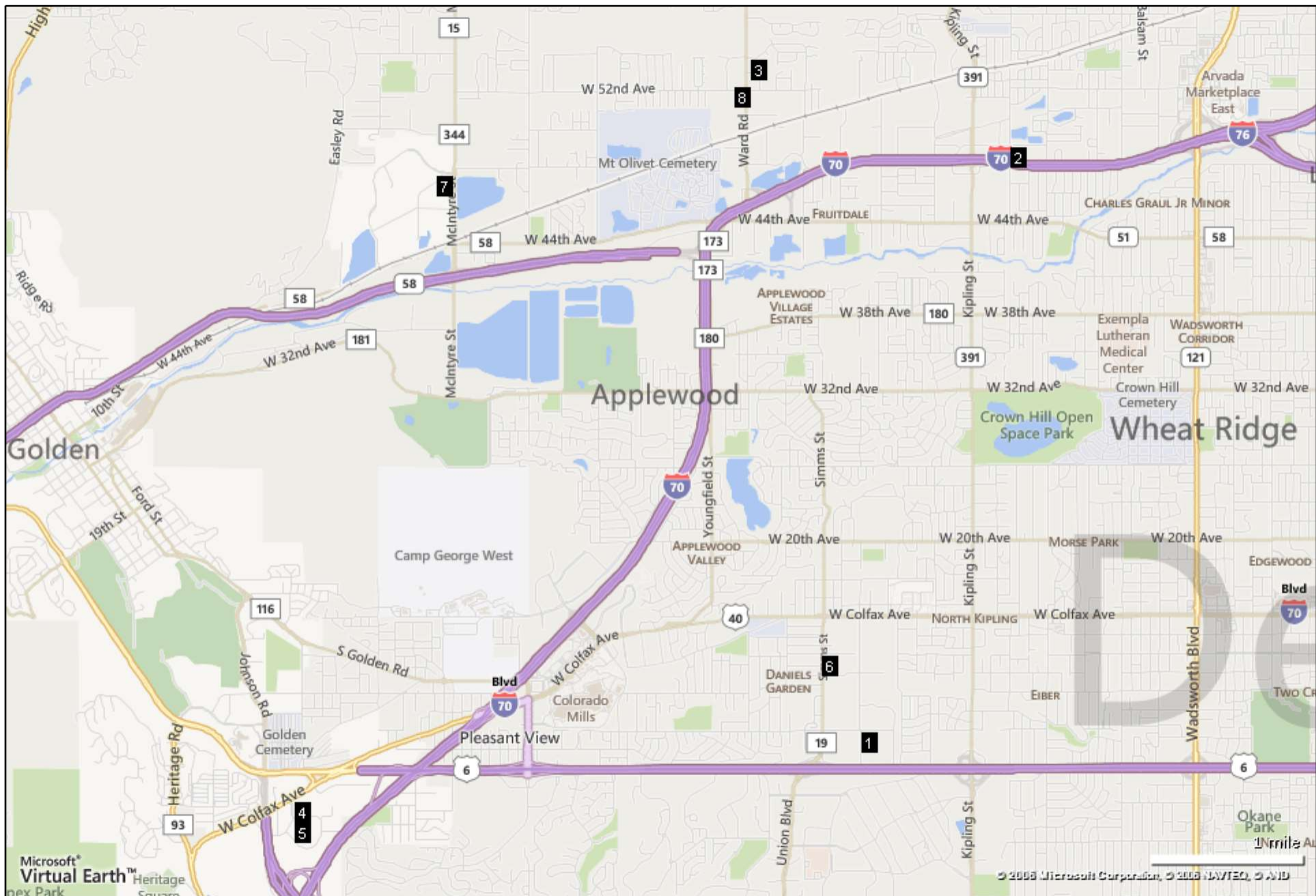
9/1/2015

PREPARED BY:



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Location: **West Denver Ind Cluster**
West Denver Ind Submarket
Jefferson County
Lakewood, CO 80215

Building Type: **Class B Manufacturing**

Status: **Built 1973**
 Tenancy: **Multiple Tenant**

Land Area: **7.48 AC**
 Stories: **1**
 RBA: **104,218 SF**

Management: -
 Recorded Owner: **Green Mountain Holdings LLC**

Total Avail: **38,815 SF**
 % Leased: **100%**

Ceiling Height: **18'0"**
 Column Spacing: **40'w x 40'd**
 Drive Ins: **2 - 8'0"w x 8'0"h**
 Loading Docks: **2 ext**
 Power: **4000a/480v 3p**

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

Expenses: **2014 Tax @ \$0.86/sf, 2012 Est Tax @ \$0.89/sf; 2013 Ops @ \$1.91/sf, 2012 Est Ops @ \$3.00/sf**
 Parcel Number: **49-043-00-010**
 Parking: **Free Surface Spaces; Ratio of 3.50/1,000 SF**
 Amenities: **24 Hour Availability, Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 201	16,815	16,815	\$5.00-\$6.50/nnn	30 Days	Negotiable	Direct



Location: **I-70 West Business Park - Bldg C
49th Avenue & Independence
Northwest Denver Ind Cluster
Northwest Denver Ind Submarket
Jefferson County
Wheat Ridge, CO 80033**

Management: **First Industrial Realty Trust, Inc.**
Recorded Owner: **First Industrial Realty Trust, Inc.**

Ceiling Height: **16'0"-18'0"**
Column Spacing: **38'w**
Drive Ins: **10 - 9'0" w x 12'0" h**
Loading Docks: **None**
Power: **277-480v 3p/4w**

Expenses: **2015 Combined Tax/Ops @ \$4.78/sf**
Parcel Number: **39-153-16-063, 39-153-16-064, 39-153-16-065, 39-153-16-066**
Parking: **120 free Surface Spaces are available; Ratio of 2.70/1,000 SF**

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

Status: **Built Apr 1997**
Tenancy: **Multiple Tenant**

Land Area: **1.74 AC**
Stories: **1**
RBA: **29,174 SF**

Total Avail: **12,001 SF**
% Leased: **58.9%**

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite C 100-104	12,001 div	12,001	\$10.50/nnn	Vacant	1-5 yrs	Direct



Location: **Grosfield Bldg**
West Denver Ind Cluster
West Denver Ind Submarket
Jefferson County
Arvada, CO 80002

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

Management: -
 Recorded Owner: **Larry and Ruth Grosfield**

Land Area: **0.53 AC**
 Stories: **2**
 RBA: **10,890 SF**

Total Avail: **10,890 SF**
 % Leased: **100%**

Ceiling Height: **20'0"**
 Column Spacing: -
 Drive Ins: **2 - 14'0" w x 10'0" h**
 Loading Docks: **None**
 Power: **400a/480v 3p**

Crane: **1/5 tons**
 Rail Line: -
 Cross Docks: -
 Const Mat: **Masonry**
 Utilities: **Gas**

Expenses: **2014 Tax @ \$2.17/sf**
 Parcel Number: **39-171-05-069**
 Parking: **10 free Surface Spaces are available; Ratio of 0.92/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	7,445	10,890	Withheld	30 Days	Negotiable	Direct



Location: **AKA 17260 Colfax Ave
West Denver Ind Cluster
West Denver Ind Submarket
Jefferson County
Golden, CO 80401**

Management: **MIE Properties, Inc.**
Recorded Owner: **Denver Corporate Center li Llc**

Ceiling Height: **16'0"**
Column Spacing: **30'w x 50-100'd**
Drive Ins: **5**
Loading Docks: **7 ext**
Power: **100-150a/240-480v 3p/3w**

Expenses: **2014 Tax @ \$1.92/sf; 2012 Ops @ \$1.91/sf, 2011 Est Ops @ \$1.83/sf**
Parcel Number: **40-112-02-001**
Parking: **59 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Building Type: **Class C Flex/Light Manufacturing**

Status: **Built 1993**
Tenancy: **Multiple Tenant**

Land Area: **2.70 AC**
Stories: **1**
RBA: **28,800 SF**

Total Avail: **13,800 SF**
% Leased: **52.1%**

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite D-H	13,800 div	13,800	\$9.10-\$9.85/nnn	Vacant	Negotiable	Direct



Location: **AKA 17260 Colfax Ave
West Denver Ind Cluster
West Denver Ind Submarket
Jefferson County
Golden, CO 80401**

Management: **MIE Properties, Inc.**
Recorded Owner: **Denver Corporate Center I Llc**

Ceiling Height: **16'0"-18'0"**
Column Spacing: **30'w x 50-100'd**
Drive Ins: **18**
Loading Docks: **18 ext**
Power: **100a/480v 3p/3w**

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

Status: **Built Jan 1991**
Tenancy: **Multiple Tenant**

Land Area: **2 AC**
Stories: **1**
RBA: **55,750 SF**

Total Avail: **24,896 SF**
% Leased: **55.3%**

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

Expenses: **2012 Tax @ \$2.05/sf, 2013 Est Tax @ \$2.00/sf; 2013 Ops @ \$1.77/sf, 2006 Est Ops @ \$3.00/sf**
Parcel Number: **40-112-05-001**
Parking: **Free Surface Spaces; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite I-M	17,450/4,225 ofc	17,450	\$8.00/nnn	Vacant	Negotiable	Direct



Location: **West Denver Ind Cluster**
West Denver Ind Submarket
Jefferson County
Lakewood, CO 80401

Building Type: **Class B Industrial**

Status: **Built 1962**
 Tenancy: **-**

Land Area: **2.36 AC**
 Stories: **1**
 RBA: **54,416 SF**

Management: **-**
 Recorded Owner: **Opperman Michael D**

Total Avail: **18,500 SF**
 % Leased: **66.0%**

Ceiling Height: **11'0"-19'0"**
 Column Spacing: **-**
 Drive Ins: **2**
 Loading Docks: **3 ext**
 Power: **800a/277-480v 3p/4w**

Crane: **Yes/5 tons**
 Rail Line: **-**
 Cross Docks: **None**
 Const Mat: **-**
 Utilities: **Lighting**

Expenses: **2014 Tax @ \$0.51/sf, 2013 Est Tax @ \$0.52/sf, 2013 Est Ops @ \$0.59/sf**
 Parcel Number: **49-042-04-030**
 Amenities: **Skylights**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	18,500	18,500	\$4.95/nnn	Vacant	Negotiable	Direct



Location: **Bldg 2 Lot 6**
NEC of Table Mtn Dr & McIntyre
West Denver Ind Cluster
West Denver Ind Submarket
Jefferson County
Golden, CO 80403

Management: -
 Recorded Owner: **Lot 6 B3 Ctc Llc**

Ceiling Height: **14'0"**
 Column Spacing: -
 Drive Ins: **6 - 12'0"h**
 Loading Docks: **None**
 Power: **1200a/208-210v 3p**

Expenses: **2015 Combined Tax/Ops @ \$4.92/sf**
 Parcel Number: **30-242-01-031**
 Parking: **60 Surface Spaces are available; Ratio of 3.20/1,000 SF**

Building Type: **Class B Flex**
 Status: **Built 2008**
 Tenancy: **Multiple Tenant**
 Land Area: **3.94 AC**
 Stories: **1**
 RBA: **50,754 SF**
 Total Avail: **50,754 SF**
 % Leased: **0%**

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st / Suite 150	50,754 div	50,754	\$12.95/nnn	Vacant	Negotiable	Direct



Location: **West Denver Ind Cluster**
West Denver Ind Submarket
Jefferson County
Wheat Ridge, CO 80033

Building Type: **Class B Flex**
 Status: **Built 1982**
 Tenancy: **Multiple Tenant**

Management: -
 Recorded Owner: **Ward 70 Business Park LLC**

Land Area: **1 AC**
 Stories: **2**
 RBA: **70,468 SF**

Total Avail: **29,520 SF**
 % Leased: **58.1%**

Ceiling Height: **12'0"-18'0"**
 Column Spacing: -
 Drive Ins: **3**
 Loading Docks: **None**
 Power: **110-220v 3p**

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

Expenses: **2009 Tax @ \$1.62/sf, 2012 Est Tax @ \$0.24/sf; 2012 Est Ops @ \$0.29/sf**
 Parcel Number: **39-173-01-002**
 Parking: **Ratio of 2.20/1,000 SF**
 Amenities: **Atrium**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 1-3	10,250	26,289	\$9.75/mg	Vacant	Negotiable	Direct
P 1st / Suite 2	2,676/1,270 ofc	26,289	\$9.75/mg	Vacant	Negotiable	Direct
P 1st / Suite 4	2,413	26,289	\$9.75/mg	Vacant	Negotiable	Direct
P 1st / Suite 4	2,550/1,268 ofc	26,289	\$9.75/mg	Vacant	Negotiable	Direct