

# Lease Availability Report

## 4400 Kittredge St - Four Gateway Centre

Denver, CO 80239 - East I-70/Montbello Submarket



### BUILDING

|                |                       |
|----------------|-----------------------|
| Type:          | <b>Class B Office</b> |
| Tenancy:       | <b>Multiple</b>       |
| Year Built:    | <b>2001</b>           |
| RBA:           | <b>62,456 SF</b>      |
| Floors:        | <b>1</b>              |
| Typical Floor: | <b>62,456 SF</b>      |

### AVAILABILITY

|                  |                    |
|------------------|--------------------|
| Min Divisible:   | <b>5,449 SF</b>    |
| Max Contig:      | <b>5,449 SF</b>    |
| Total Available: | <b>5,449 SF</b>    |
| Asking Rent:     | <b>\$14.00/NNN</b> |

### EXPENSES PER SF

|        |                      |
|--------|----------------------|
| Taxes: | <b>\$3.15 (2015)</b> |
| Opex:  | <b>\$3.70 (2013)</b> |

### SPACES

| Floor | Use    | Type  | SF Avail | Fir Contig | Bldg Contig | Rent        | Occupancy | Term       |
|-------|--------|-------|----------|------------|-------------|-------------|-----------|------------|
| P 1st | Office | Relet | 5,449    | 5,449      | 5,449       | \$14.00/NNN | Vacant    | Negotiable |

### SALE

Last Sale: Sold on Aug 1, 2002 for \$5,573,900 (\$89.25/SF)

### TRANSPORTATION

|                  |   |
|------------------|---|
| Parking:         | 426 free Surface Spaces are available; Ratio of 5.00/1,000 SF |
| Airport:         | 23 minute drive to Denver International Airport               |
| Walk Score ®:    | Car-Dependent (23)  |
| Transit Score ®: | Some Transit (43)   |

### KEY TENANTS

|           |           |                 |           |
|-----------|-----------|-----------------|-----------|
| Billtrust | 26,527 SF | Lockheed Martin | 16,132 SF |
|-----------|-----------|-----------------|-----------|

