

Lease Availability Report

7807 E Peakview Ave - Burns & Wilcox Center
Englewood, CO 80111 - Greenwood Village Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1999
RBA:	96,269 SF
Floors:	4
Typical Floor:	23,939 SF
Core Factor:	16.1%

AVAILABILITY

Min Divisible:	2,567 SF
Max Contig:	9,867 SF
Total Available:	12,434 SF
Asking Rent:	\$25.00/FS

EXPENSES PER SF

Taxes:	\$1.97 (2014)
Opex:	\$6.61 (2014)
Total Expenses:	\$8.58 (2014)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 4th	460	Office	Relet	2,567	2,567	2,567	\$25.00/FS	Vacant	5 Yrs
P 4th	410	Office	Relet	9,867	9,867	9,867	\$25.00/FS	Dec 2016	Negotiable

SALE

Last Sale: Sold on Dec 22, 2011 for \$13,000,000 (\$135.04/SF)

AMENITIES

Controlled Access, Signage

TRANSPORTATION

Parking: 425 free Surface Spaces are available; 125 Covered Spaces @ \$55.00/mo; Ratio of 4.00/1,000 SF

Transit/Subway: 12 minute walk to Arapahoe at Village Center Transit Stop (E, F, G Lines)

Airport: 39 minute drive to Denver International Airport

Walk Score ®: Somewhat Walkable (57)

Transit Score ®: Some Transit (48)

KEY TENANTS

KB Home	15,330 SF	Berkley Insurance	14,486 SF
nvc inc	13,479 SF	GCG Financial Inc	11,443 SF
Burns & Wilcox Ltd	5,985 SF	Fidelity National Title Company	5,849 SF

