
ECSTeam

8/1/2016

PREPARED BY:



Rare Space Inc.

1331 17th St, Suite M-100
Denver, CO 80202

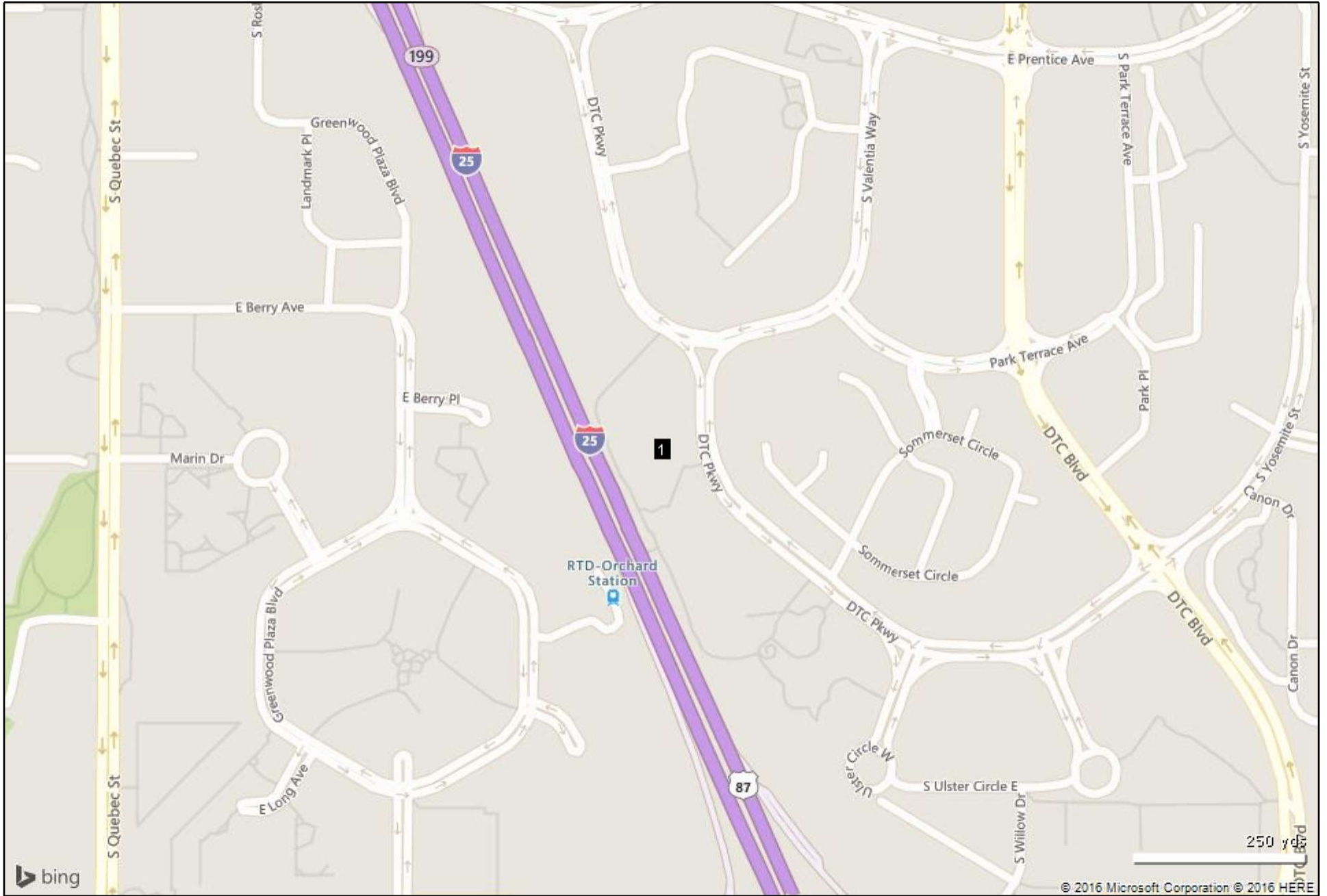
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Lease Availability Report

5575 DTC Pky - Terrace at Orchard Station

Greenwood Village, CO 80111 - Denver Tech Center Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1982; Renov 2008
RBA:	115,050 SF
Floors:	3
Typical Floor:	38,303 SF
Core Factor:	12.4%

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	24,199 SF
Total Available:	44,257 SF
Asking Rent:	\$13.00 - 23.00/FS

EXPENSES PER SF

Taxes:	\$2.08 (2015)
Opex:	\$6.51 (2014)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	150	Office	Relet	3,315	3,315	3,315	\$22.00 - 23.00/FS	Vacant	1 - 10 Yrs
P 1st		Office	Sublet	24,199	24,199	24,199	\$13.00 - 13.50/FS	Vacant	Thru Feb 2017
P 1st	125	Office	Relet	1,200 - 3,646	3,646	3,646	\$22.00 - 23.00/FS	Vacant	1 - 10 Yrs
P 1st	145	Office	Relet	2,826	2,826	2,826	\$22.00 - 23.00/FS	Vacant	1 - 10 Yrs
P 2nd	200	Office	Relet	4,000 - 10,271	10,271	10,271	\$22.00 - 23.00/FS	Vacant	5 - 10 Yrs

SALE

Last Sale: Portfolio of 2 Office Properties Sold on Dec 17, 2014 for \$24,050,000 (\$132.32/SF)

AMENITIES

Bus Line, Commuter Rail, Conferencing Facility, Pond/Pool

TRANSPORTATION

Parking: 218 free Surface Spaces are available; 266 Covered Spaces @ \$65.00/mo; Ratio of 3.54/1,000 SF

Transit/Subway: 4 minute walk to Orchard Transit Stop (E, F, G Lines)

Airport: 38 minute drive to Denver International Airport

Walk Score ®: Somewhat Walkable (55)

Transit Score ®: Some Transit (47)

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KEY TENANTS

Ecommerce Systems Inc	10,000 SF	Ulteig Engineers Inc	8,754 SF
Powertech USA Inc	4,000 SF		