
Alliance Data Systems

8/31/2016

PREPARED BY:



Rare Space Inc.

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

Tom Grotewold

CEO
(303) 296-8800 (phone)
(303) 296-8814 (fax)
tom@rarespace.com

Lease Availability Report

995 W 122nd Ave - Westminster Center
Westminster, CO 80234 - North Denver Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 2002 |
| RBA: | 65,707 SF |
| Floors: | 1 |
| Typical Floor: | 65,707 SF |

AVAILABILITY

No Spaces Available

EXPENSES PER SF

| | |
|--------|----------------------|
| Taxes: | \$2.67 (2016) |
|--------|----------------------|

SALE

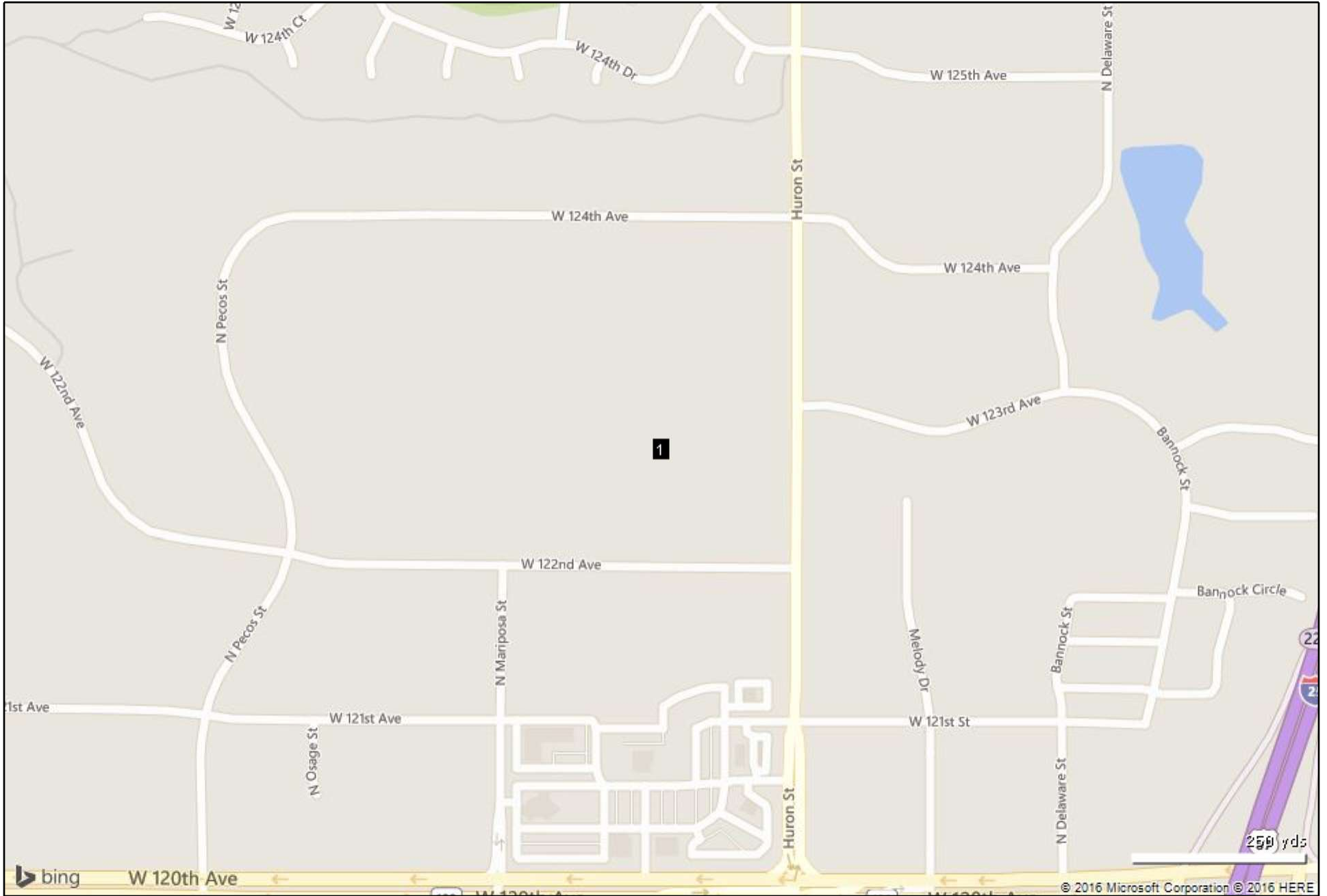
Last Sale: Portfolio of 2 Office Properties in Westminster, CO Sold on Jun 3, 2016 for \$25,000,000 (\$208.10/SF)

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 400 Surface Spaces are available; Ratio of 7.53/1,000 SF |
| Airport: | 37 minute drive to Denver International Airport |
| Walk Score ®: | Car-Dependent (41) |
| Transit Score ®: | Some Transit (32) |

KEY TENANTS

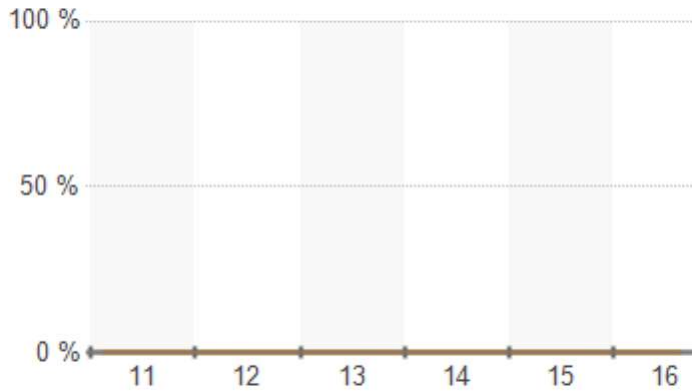
| | |
|---------------------------------|-----------|
| ADS Alliance Data Systems, Inc. | 65,707 SF |
|---------------------------------|-----------|



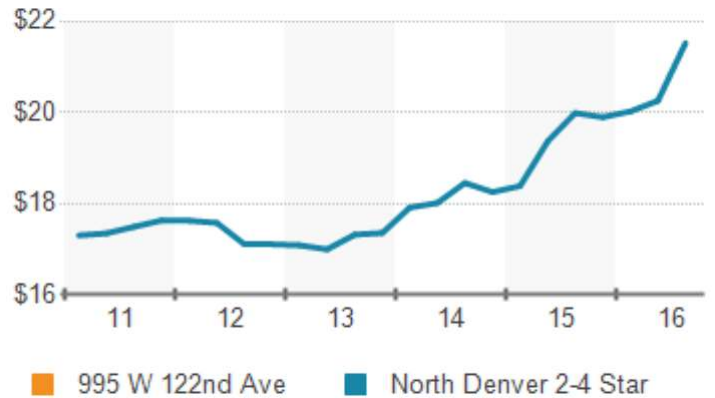
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| Office | 995 W 122nd Ave | North Denver 2-4 Star | North Denver | Denver |
|------------------------|-----------------|-----------------------|--------------|-------------|
| Buildings | 1 | 155 | 166 | 5,147 |
| Existing SF | 65,707 | 4,629,522 | 4,672,999 | 164,674,325 |
| Average Building SF | 65,707 | 29,867 | 28,150 | 31,994 |
| Under Construction | - | 49,243 | 49,243 | 4,264,766 |
| Leasing | | | | |
| Gross Rent Per SF | - | \$21.52 | \$21.52 | \$25.06 |
| Vacancy Rate | 0.0% | 8.0% | 8.0% | 10.2% |
| Available Spaces | 0 | 110 | 112 | 4,714 |
| Available SF | 0 | 525,441 | 526,838 | 25,824,710 |
| 12 Mo. Absorption SF | 0 | 395,335 | 395,335 | 2,636,070 |
| 12 Mo. Leasing SF | 0 | 164,403 | 164,403 | 13,767,793 |
| Sales Past Year | | | | |
| Properties | 1 | 5 | 5 | 337 |
| Sales Volume (Mil.) | \$14 | \$34 | \$34 | \$2,010 |
| Avg Sale Price (Mil.) | \$14 | \$8.5 | \$8.5 | \$6.7 |
| Sale Price Per SF | \$208 | \$201 | \$201 | \$174 |
| Cap Rate | - | 7.2% | 7.2% | 7.0% |

Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

