
SquareTwo Financial

8/31/2016

PREPARED BY:



Rare Space Inc.

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Lease Availability Report

6300 S Syracuse Way - Legacy Cascades
Centennial, CO 80111 - Greenwood Village Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1984; Renov 2009
RBA:	336,946 SF
Floors:	7
Typical Floor:	48,135 SF
Core Factor:	13.1%

AVAILABILITY

Min Divisible:	1,237 SF
Max Contig:	5,788 SF
Total Available:	10,982 SF
Asking Rent:	\$26.00 - 27.50/FS

EXPENSES PER SF

Total Expenses:	\$10.34 (2016-Est)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	205	Office	Relet	5,788	5,788	5,788	\$26.00 - 27.00/FS	Vacant	Negotiable
P 4th	460	Office	Relet	1,237	1,237	1,237	\$26.00 - 27.00/FS	Vacant	Negotiable
P 4th	450	Office	Relet	1,383	1,383	1,383	\$26.00 - 27.00/FS	Vacant	Negotiable
P 6th	655	Office	Relet	2,574	2,574	2,574	\$26.00 - 27.50/FS	Vacant	Negotiable

SALE

Last Sale: Portfolio of 5 Office Properties Sold on May 18, 2016 for \$153,000,000 (\$189.47/SF)

AMENITIES

24 Hour Availability, Atrium, Conferencing Facility, Energy Star Labeled, Fitness Center, Mail Room, On Site Management, Restaurant

TRANSPORTATION

Parking:	Covered Spaces @ \$50.00/mo; Reserved Spaces @ \$75.00/mo; Ratio of 3.20/1,000 SF
Transit/Subway:	12 minute walk to Arapahoe at Village Center Transit Stop (E, F, G Lines)
Airport:	38 minute drive to Denver International Airport
Walk Score ®:	Somewhat Walkable (60)
Transit Score ®:	Some Transit (44)

Lease Availability Report

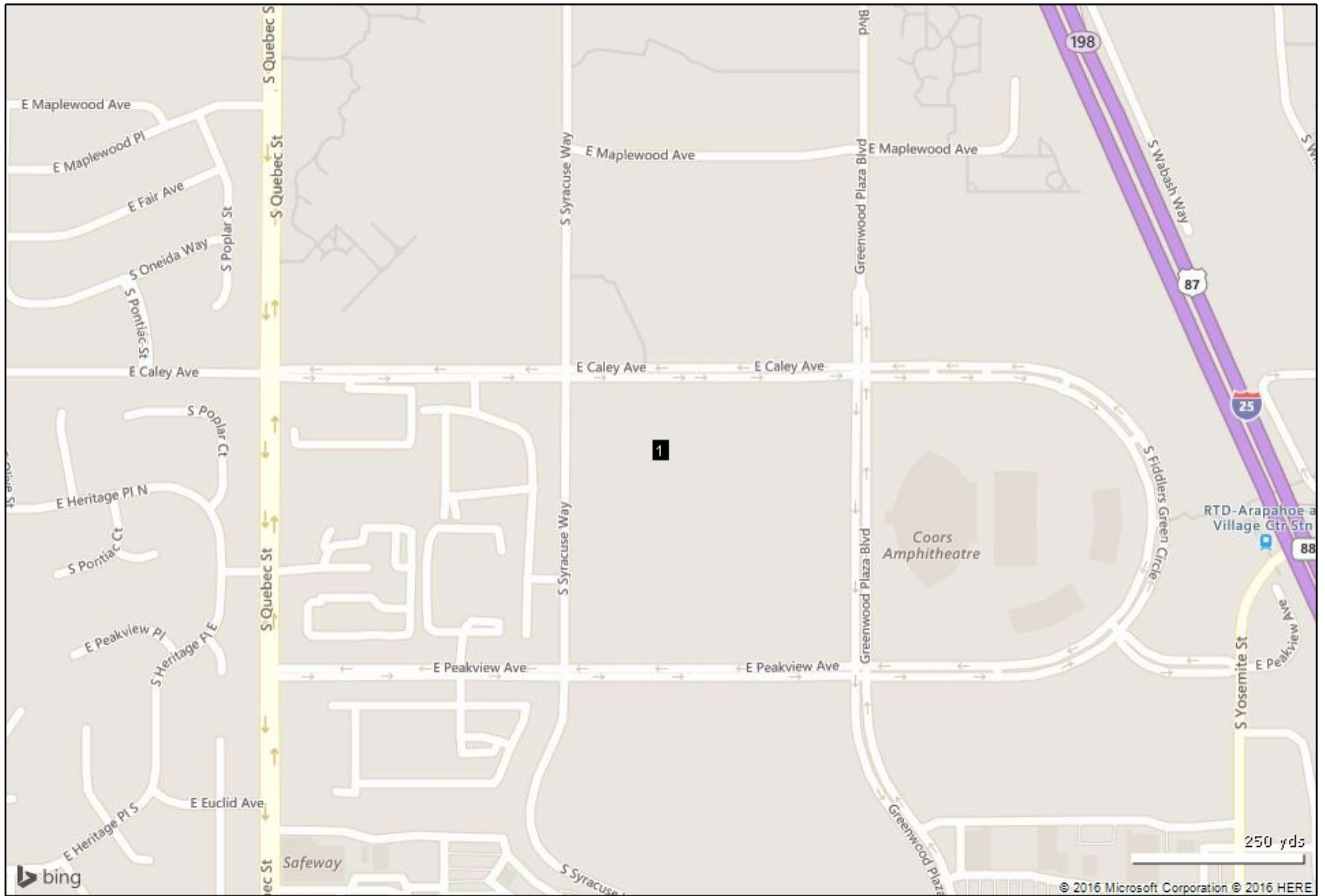
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KEY TENANTS

Keller Williams	30,788 SF	AngloGold Ashanti Limited	27,390 SF
MedAssets, Inc.	27,200 SF	TEKsystems, Inc.	26,180 SF
Humana, Inc.	18,844 SF	Robert Half International Inc.	11,859 SF



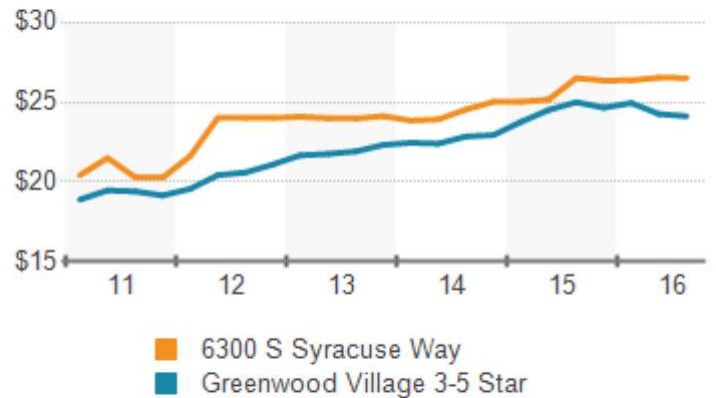
SquareTwo Financial

Office	6300 S Syracuse Way	Greenwood Village 3-5 Star	Greenwood Village	Denver
Buildings	1	74	136	5,147
Existing SF	336,946	7,734,774	9,000,258	164,674,325
Average Building SF	336,946	104,523	66,178	31,994
Under Construction	-	-	-	4,264,766
Leasing				
Gross Rent Per SF	\$26.51	\$24.11	\$23.59	\$25.06
Vacancy Rate	21.4%	14.7%	14.1%	10.2%
Available Spaces	4	202	268	4,714
Available SF	10,982	1,408,573	1,603,227	25,824,710
12 Mo. Absorption SF	16,217	235,576	239,750	2,636,070
12 Mo. Leasing SF	113,567	905,254	1,015,063	13,767,793
Sales Past Year				
Properties	1	11	13	337
Sales Volume (Mil.)	\$41	\$316	\$337	\$2,010
Avg Sale Price (Mil.)	\$41	\$29	\$26	\$6.7
Sale Price Per SF	\$122	\$180	\$174	\$174
Cap Rate	5.2%	6.7%	6.8%	7.0%

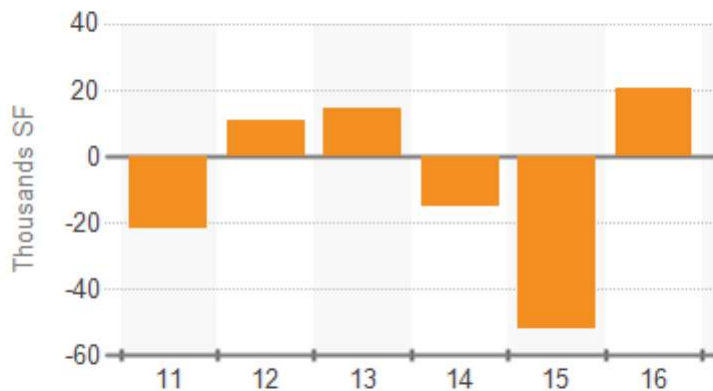
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

