
Squaretwo Financial

9/29/2016

PREPARED BY:



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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:	479 SF
Max Contig:	5,788 SF
Total Available:	10,078 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 2nd	240	Office	Relet	479	479	479	\$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 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)

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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

