

COLLIERS INTERNATIONAL

Real Estate Services



PREPARED FOR:

Storm Water Authority

Southeast Property Tour

**COLLIERS
INTERNATIONAL**

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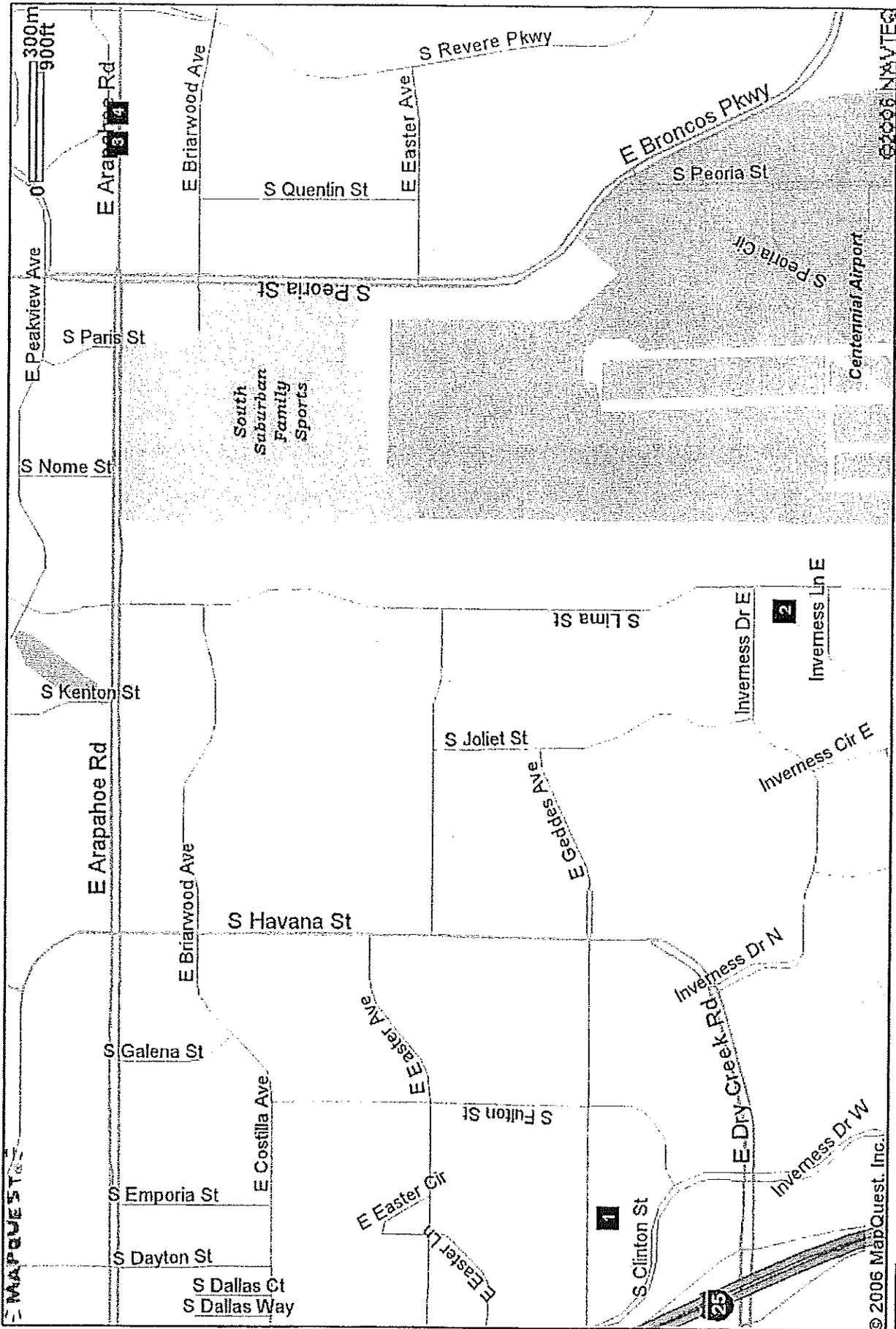




ITINERARY

COLLIERS INTERNATIONAL

- 2:00** **DRY CREEK CENTRE**
9800 E. GEDDES AVENUE
ENGLEWOOD, COLORADO
- 2:25** **76 INVERNESS DRIVE EAST**
76 INVERNESS DR. E.
ENGLEWOOD, COLORADO
- 2:50** **ARAPAHOE/PEORIA BUSINESS CENTER**
12350 E. ARAPAHOE ROAD
CENTENNIAL, COLORADO
- 3:10** **ARAPAHOE/PEORIA BUSINESS CENTER**
12450 E. ARAPAHOE ROAD
CENTENNIAL, COLORADO



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1 FLEX FOR LEASE

Dry Creek Centre, Bldg 1
 9800 E Geddes Ave
 Englewood, CO 80112



Lease

Total Available: 10,640 SF
 Warehouse Avail: 10,640 SF/9,591 ofc
 Office Avail: 0 SF
 CAM: -
 Smallest Space: 10,640 SF
 Max Contig: 10,640 SF
 Space Use: Flex
 Rent/SF/yr: \$8.50-\$10.00
 Expenses: 2006 Ops @ \$6.02/sf

Structure

Building Type: Class B Flex	Ceiling Height: 16'0"	Stories: 1
SubType: -	Column Spacing: -	Power: 400a/277-480v 3p/3w
RBA: 42,880 SF	Drive Ins: 1	Const Mat: Masonry
Typical Floor: 42,880 SF	Crane: -	Sprinkler: Yes
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 2000	Rail Spots: -	Land Area: 7.10 AC
% Leased: 75.2%	Cross Docks: -	Building FAR: 0.14
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Corporation	Utilities: -	
Zoning: MU PUD	Tenancy: Multiple Tenant	
Parcel No: 2075-27-4-22-001	Parking: Free Surface Spaces Ratio of 5.00/1,000 SF	

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svcs	Occupancy	Term	Use/Type
P 1st / Suite A150	10,640/9,591 ofc	10,640	\$8.50-\$10.00/nnn	Vacant	Negotiable	Direct

Building Notes

This is a build to suit project located just Northeast of the Dry Creek and I-25 Interchange. Its flexible design can allow for up to 100% office and maximum glass exposure.



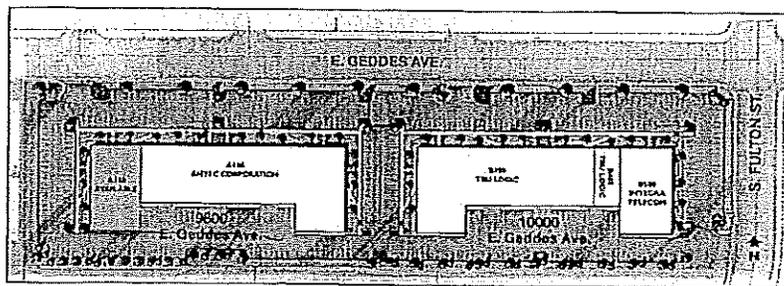
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DRY CREEK CENTRE

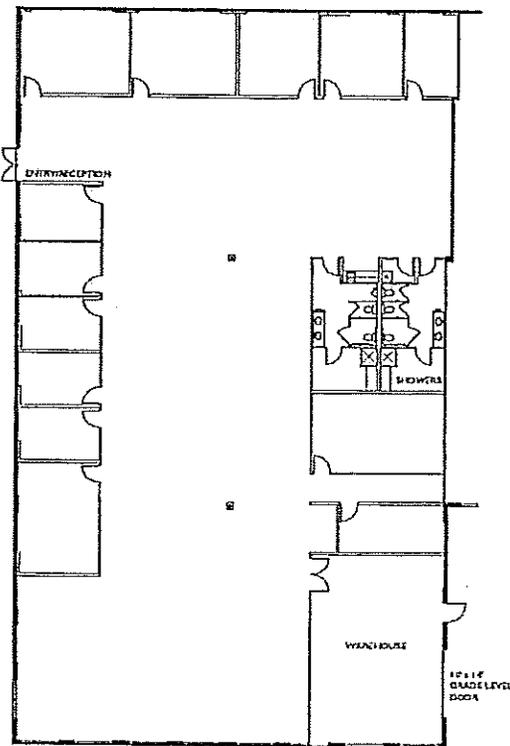
9800 & 10000 East Geddes Avenue • Centennial, Colorado 80112

SITE PLAN

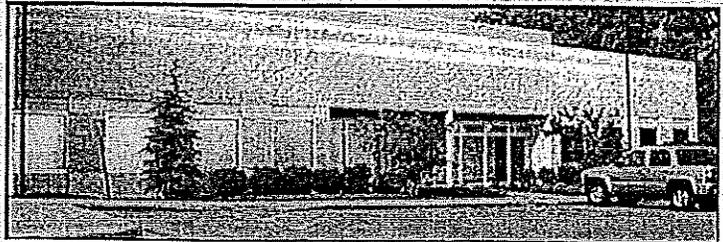


FLOOR PLAN - SUITE A150

Office/Flex Space for Lease



Inverness Business Park
 76 Inverness Dr E
 Englewood, CO 80112



Lease

Total Available: 12,800 SF
 Warehouse Avail: 12,800 SF/11,520 ofc
 Office Avail: 0 SF
 CAM: -
 Smallest Space: 12,800 SF
 Max Contig: 12,800 SF
 Space Use: Flex
 Rent/SF/yr: \$9.00-\$10.00
 Expenses: 2003 Combined Tax/Ops @ \$3.50/sf; 2005 Est Ops @ \$4.00/sf

Structure

Building Type: Class B Flex	Ceiling Height: 14'0"-15'0"	Stories: 1
SubType: -	Column Spacing: -	Power: Heavy
RBA: 32,000 SF	Drive Ins: 2	Const Mat: Metal
Typical Floor: 32,000 SF	Crane: -	Sprinkler: Yes
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1996	Rail Spots: None	Land Area: 2.67 AC
% Leased: 60.0%	Cross Docks: -	Building FAR: 0.27
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Corporation	Utilities: -	
Zoning: I-1	Tenancy: Multiple Tenant	
Parcel No: 2075-35-2-02-016	Parking: Free Surface Spaces Ratio of 3.00/1,000 SF	

Floor	SF Avail	Blg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	12,800/11,520 ofc	12,800	\$9.00-\$10.00/nnn	Vacant	Negotiable	Direct

Building Notes

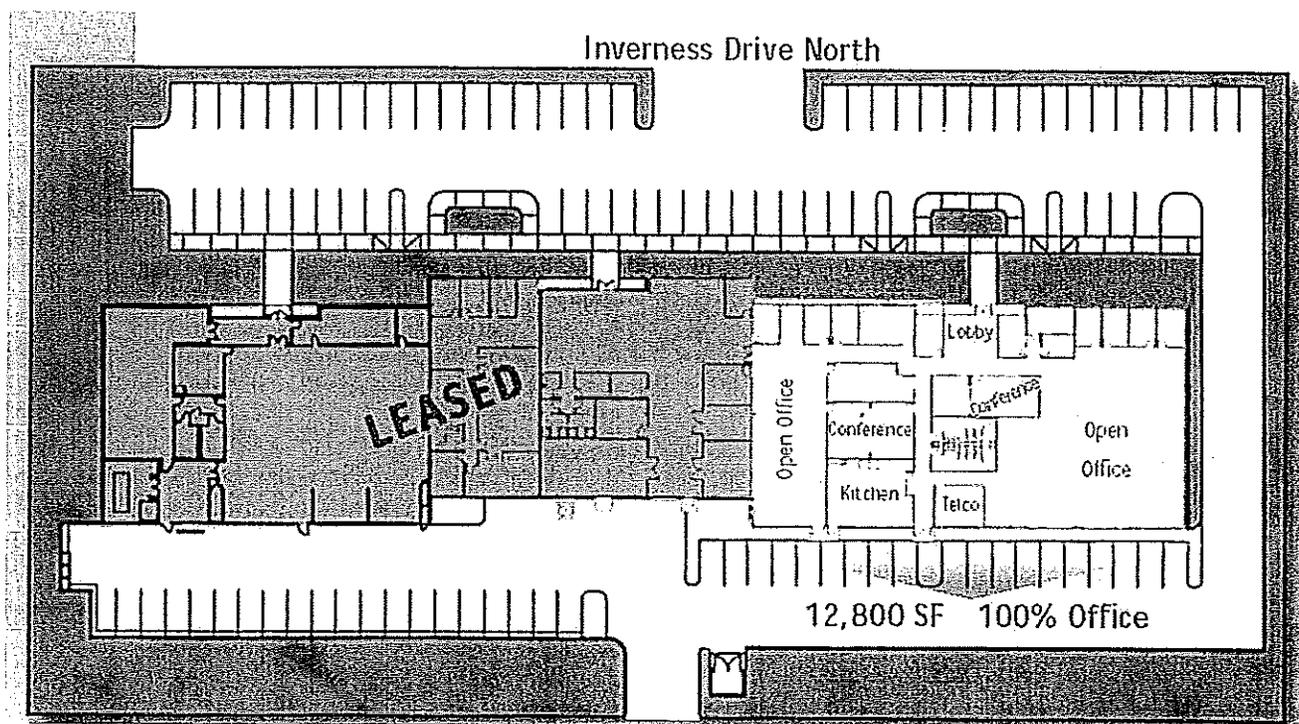
Accessible by I-25 & Drycreek Road East to Inverness Drive. Park features The Colorado Athletic Club-a luxurious facility offering indoor/outdoor tennis, racquetball, squash, Nautilus, aerobics, indoor running track and indoor/outdoor swimming. 302-room Inverness Hotel features state-of-the-art conference facilities that can accommodate groups as large as 300. Inverness Hotel & Golf Club offers three fine restaurants: The Swan, The Columbine and The Garden Terrace. South portion of the park contains a 3/4 mile jogging/walking trail, two softball fields and eight volleyball courts and a picnic area and pond.





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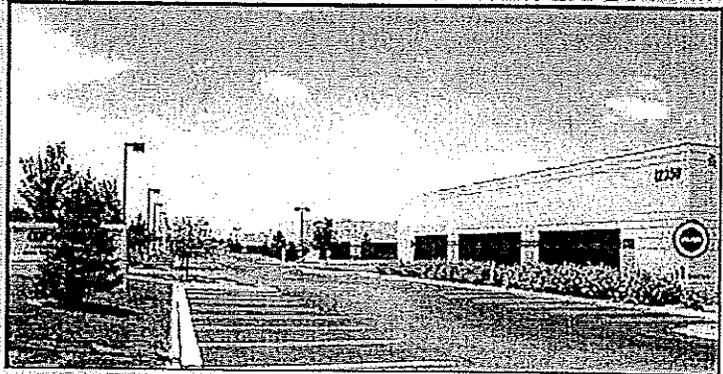


3

FLEX

FOR LEASE

Arapahoe/Peoria Business Center, Bldg 3
 12350 E Arapahoe Rd
 Centennial, CO 80112



Lease

Total Available: 21,700 SF
 Flex Avail: 21,700 SF
 Office Avail: 0 SF
 CAM: -
 Smallest Space: 7,560 SF
 Max Contlg: 21,700 SF
 Space Use: Flex
 Rent/SF/yr: \$9.00-\$10.00
 Expenses: 2005 Est Ops @ \$4.69/sf

Structure

Building Type: Class B Flex	Ceiling Height: 16'0"	Stories: 1
SubType: -	Column Spacing: -	Power: -
RBA: 43,050 SF	Drive Ins: 1	Const Mat: Steel
Typical Floor: 43,050 SF	Crane: -	Sprinkler: Yes
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 2000	Rail Spots: -	Land Area: -
% Leased: 49.6%	Cross Docks: -	Building FAR: -
Owner Occupied: No	Loading Docks: 1 ext	Levelators: -
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: Multiple Tenant	
Parcel No: 2075-25-2-22-001	Parking: Free Surface Spaces Ratio of 5.00/1,000 SF	

Features

Corner Lot

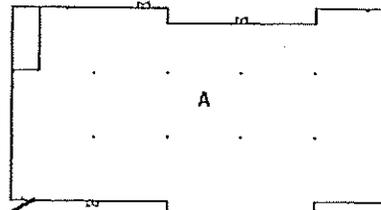
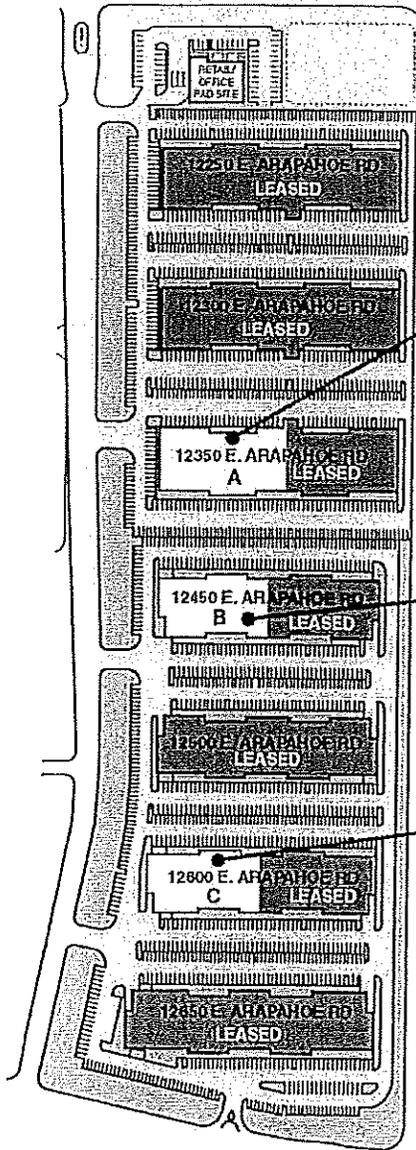
Floor	SF Avail	Bldg Contlg	Rent/SF/Yr. + 5ys	Occupancy	Term	Use/Type
P 1st	21,700 div	21,700	\$9.00-\$10.00/mnn	Vacant	5 yrs	New

Building Notes

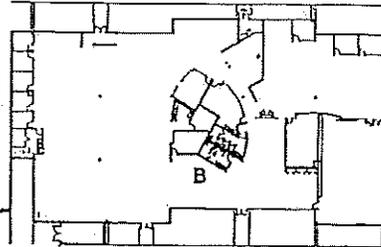
Fiber optics are available, as well as 25 watts per SF. 310,000 SF new generation office/flex project in seven buildings with available spaces divisible to +/- 7,500 SF Highly visible Arapahoe Road frontage with on building and monument signage available Easy access to I-25 at Arapahoe Road, access to E-470 via S. Peoria Street; Parker Road via Arapahoe Road Exceptionally, 5 spaces/1,000 SF parking ratio to accommodate up to 100% office, call center and office flex users.



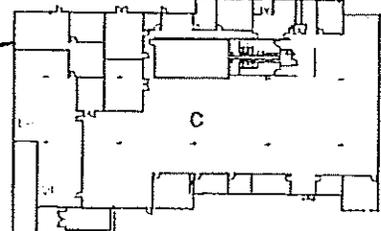
12250-12650 E. Arapahoe Rd



- 12350 E. ARAPAHOE RD**
- 21,700 SF unit divisible to 7,500 SF
 - Shell space built-to-suit up to 100%
 - Drive-in loading available



- 12450 E. ARAPAHOE RD**
- 21,657 SF available
 - 100% office finish, 100% HVAC
 - Great call center space
 - Dock-high and drive-in loading



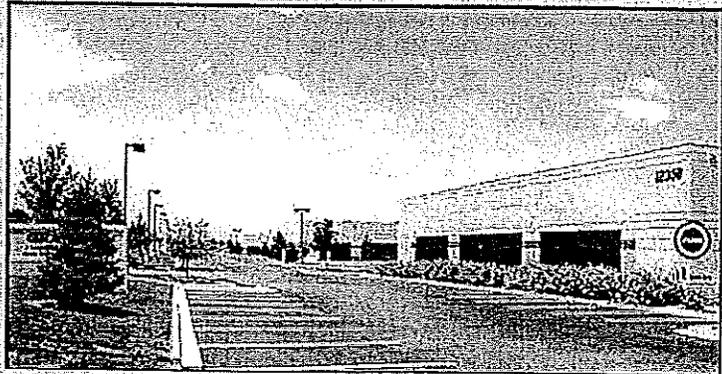
- 12600 E. ARAPAHOE RD**
- 20,545 SF available, divisible
 - 90% office finish, 100% HVAC
 - Dock-high and drive-in loading
 - Telecom tower

4

FLEX

FOR LEASE

Arapahoe/Peoria Business Center, Bldg 4
 12450 E Arapahoe Rd
 Englewood, CO 80112



Lease

Total Available: 21,657 SF
 Flex Avail: 21,657 SF
 Office Avail: 0 SF
 CAM: -
 Smallest Space: 21,657 SF
 Max Config: 21,657 SF
 Space Use: Flex
 Rent/SF/yr: \$9.00-\$10.00
 Expenses: 2005 Est Ops @ \$4.69/sf

Structure

Building Type: Class B Flex	Ceiling Height: -	Stories: 1
SubType: -	Column Spacing: -	Power: -
RBA: 43,295 SF	Drive Ins: -	Const Mat: -
Typical Floor: 43,295 SF	Crane: -	Sprinkler: Yes
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1998	Rail Spots: -	Land Area: 3 AC
% Leased: 50.0%	Cross Docks: -	Building FAR: 0.33
Owner Occupied: No	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: Multiple Tenant	
Parcel No: 2075-25-2-18-001	Parking: Free Surface Spaces Ratio of 5.00/1,000 SF	

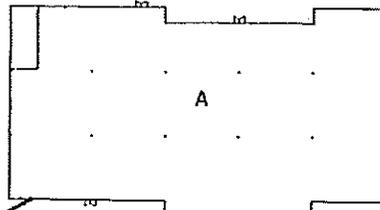
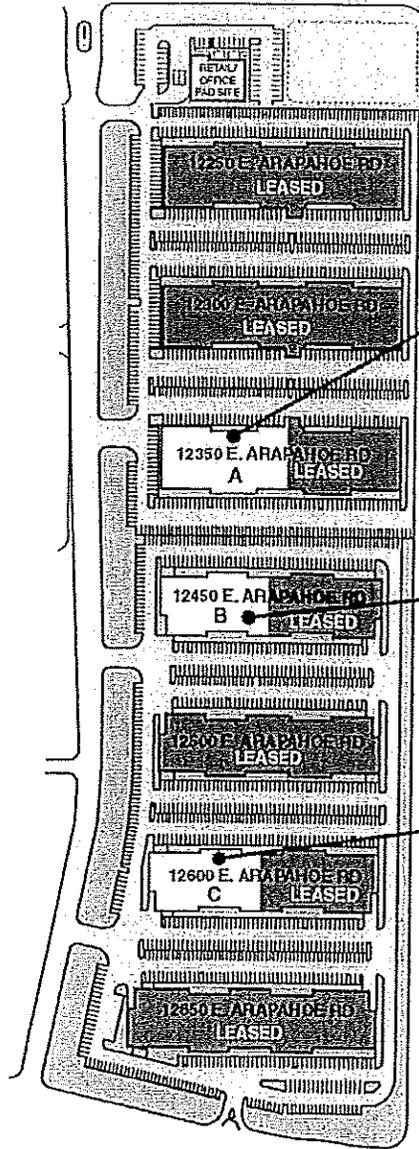
Floor	SF Avail	Bldg Config	Rent/SF/yr + Svs	Occupancy	Term	Use/Type
P 1st	21,657	21,657	\$9.00-\$10.00/nnn	Vacant	Negotiable	Direct

Building Notes

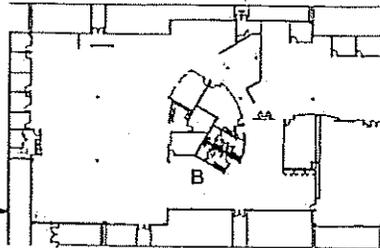
This property is currently built-out as %100 office. It could be converted to flex if needed. 25 Watts per square foot are available for tenant usage. 310,000 SF new generation office/flex project in seven buildings with available spaces divisible to +- 7,500 SF. Highly Visible Arapahoe road frontage with on building and monument signage available. Easy access to I-25 at Arapahoe Road, access to E-470 via S. Peoria Street; Parker Road via Arapahoe Road. Exceptional, 5 spaces/1,000 SF parking ratio to accommodate up to 100% office, call center and office flex users.



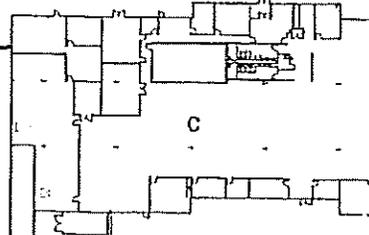
12250-12650 E. Arapahoe Rd



- 12350 E. ARAPAHOE RD**
- 21,700 SF unit divisible to 7,500 SF
 - Shell space built-to-suit up to 100%
 - Drive-in loading available



- 12450 E. ARAPAHOE RD**
- 21,657 SF available
 - 100% office finish, 100% HVAC
 - Great call center space
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- 12600 E. ARAPAHOE RD**
- 20,545 SF available, divisible
 - 90% office finish, 100% HVAC
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