CUSHMAN & WAKEFIELD

DENVER • COLORADO
MARKET OVERVIEW
4Q 2017

CUSHMAN & WAKEFIELD

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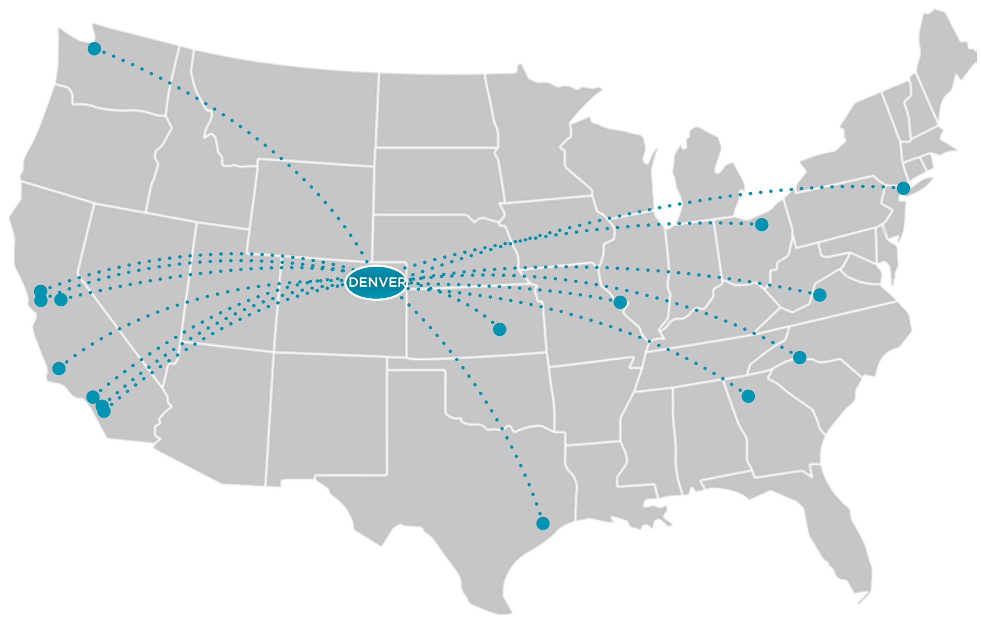
Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop and live.

We have spent our careers advising, advocating and negotiating on behalf of companies who lease or own real estate. A well-executed real strategy can yield incredible cost-savings and provide a workplace environment that is often hard to quantify. Our team is positioned to provide tailor-made, custom solutions which align with our client's needs and requirements. We are experienced in working with growing start-ups to multinational corporations and would welcome any inquiries. The way companies use their office space is changing every day and Cushman & Wakefield is on the forefront of providing creative solutions allowing companies to thrive in their workplace.

Sincerely,

Michael Olmstead
Tenant Advisor
303.813.6412

Harrison Archer
Tenant Advisor
303.813.6410



OFFICE TRENDS & NOTABLE RELOCATIONS:

TRENDS:

- New workplace concepts/solutions
- Shared or co-working environments
- Limited inventory continues to drive development
- Millennial migration spurs modern office trends
- Construction costs have soared to new heights

NOTABLE DENVER RELOCATIONS & NEW CAMPUSES:

HAIBIKE, TestPlant, viveve, Agility Recovery, syncHR, efolder, SMUCKER'S, bp, Toastmasters International, viega, World Wide Technology, zingFIT, Natural Habitats, Partners Group, Remote-Learner, amazon

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DENVER • COLORADO BY THE NUMBERS 2018

47,100 projected jobs added 2018

After growing by 57,300 jobs (2.3%) in 2016, the pace of employment growth decreased in Colorado in 2017, with the state adding 56,300 jobs, or 2.2% growth. This trend will continue in 2018, with the state adding 47,100 jobs, or 1.8% growth—a pace that will likely keep Colorado in the top 10 nationally. (Colorado Business Outlook - CU Leeds School of Business).

COLORADO'S TOP 3 PROJECTED JOB-GAINING SECTORS IN 2018

10,000 JOBS
PROFESSIONAL & BUSINESS SERVICES

8,700 JOBS
TRADE, TRANSPORTATION & UTILITIES

8,400 JOBS
EDUCATION & HEALTH SERVICES

23 consecutive quarters of increased office rental rates as of 3Q 2017
-Cushman & Wakefield Research

Metro Denver's population increased to 3.11M, and is estimated to reach at least 3.3M by 2020
-Metro Denver Economic Development - MDEC

#3 in high-tech employment concentration
-MDEC

Metro Denver Direct rental rates remain high at an average of $27.10/SF/FSG
-Cushman & Wakefield Research

Colorado's unemployment rate is down to 2.8% YTD, and is well below the national average of 4.1%
-MDEC

#4 in the State Technology and Science Index
-MDEC

#2 best places to live 2017
-U.S. News & World Report

YTD Nonfarm Employment Growth is up 1.7% from November 2016 to November 2017, representing 27,900 jobs added
-MDEC

#5 in the State Innovation Index
-MDEC

#1 in best places for Business and Careers
-Forbes 2016

27% of companies are hiring in the Denver Metro area
-MDEC

Only 6% of the economy is linked to energy

7th fastest growing metro area
-U.S. Census Bureau

2nd most highly educated state
-U.S. Census Bureau

Top 10 city for millennial population: ranked #5 with 15.9% of population between 18-35 years old and expected to more than double by 2025
-Headlight Data/U.S. Census Bureau

CUSHMAN & WAKEFIELD

DENVER
MARKET OVERVIEW
4Q 2017

DENVER METRO

Class A Rates	$31.58 FSG
Class A Vacancy %	13.7%
Class B Rates	$23.19 FSG
Class B Vacancy %	15.4%
Total Inventory	113,254,380 SF

SOUTHEAST SUBURBAN

Class A Rates	$27.78 FSG
Class A Vacancy %	14.8%
Class B Rates	$22.61 FSG
Class B Vacancy %	14.6%
Total Inventory	32,311,259 SF

CBD

Class A Rates	$37.16 FSG
Class A Vacancy %	13.4%
Class B Rates	$29.45 FSG
Class B Vacancy %	17.1%
Total Inventory	28,412,920 SF

SOUTHWEST DENVER

Class A Rates	$24.72 FSG
Class A Vacancy %	8.5%
Class B Rates	$19.67 FSG
Class B Vacancy %	19.2%
Total Inventory	10,069,609 SF

AURORA

Class A Rates	$18.30 FSG
Class A Vacancy %	4.0%
Class B Rates	$18.44 FSG
Class B Vacancy %	12.6%
Total Inventory	4,958,911 SF

NORTHEAST

Class A Rates	$25.01 FSG
Class A Vacancy %	19.8%
Class B Rates	$13.07 FSG
Class B Vacancy %	40.8%
Total Inventory	2,627,809 SF

NORTHWEST

Class A Rates	$26.93 FSG
Class A Vacancy %	11.6%
Class B Rates	$21.72 FSG
Class B Vacancy %	12.7%
Total Inventory	13,924,616 SF

WEST

Class A Rates	$22.68 FSG
Class A Vacancy %	13.3%
Class B Rates	$19.08 FSG
Class B Vacancy %	13.7%
Total Inventory	4,882,707 SF

CHERRY CREEK

Class A Rates	$35.18 FSG
Class A Vacancy %	19.2%
Class B Rates	$24.87 FSG
Class B Vacancy %	11.8%
Total Inventory	7,907,037 SF

CENTRAL BUSINESS DISTRICT
MARKET OVERVIEW
4Q 2017

CBD OVERVIEW

28,412,920 RSF *Total Inventory* / **$37.16 FSG** *Class A Rates* / **13.4%** *Class A Vacancy* / **$29.45 FSG** *Class B Rates* / **17.1%** *Class B Vacancy*

LODO

Class A Rates	$46.12 FSG
Class A Vacancy %	5.9%
Class B Rates	$36.73 FSG
Class B Vacancy %	14.5%

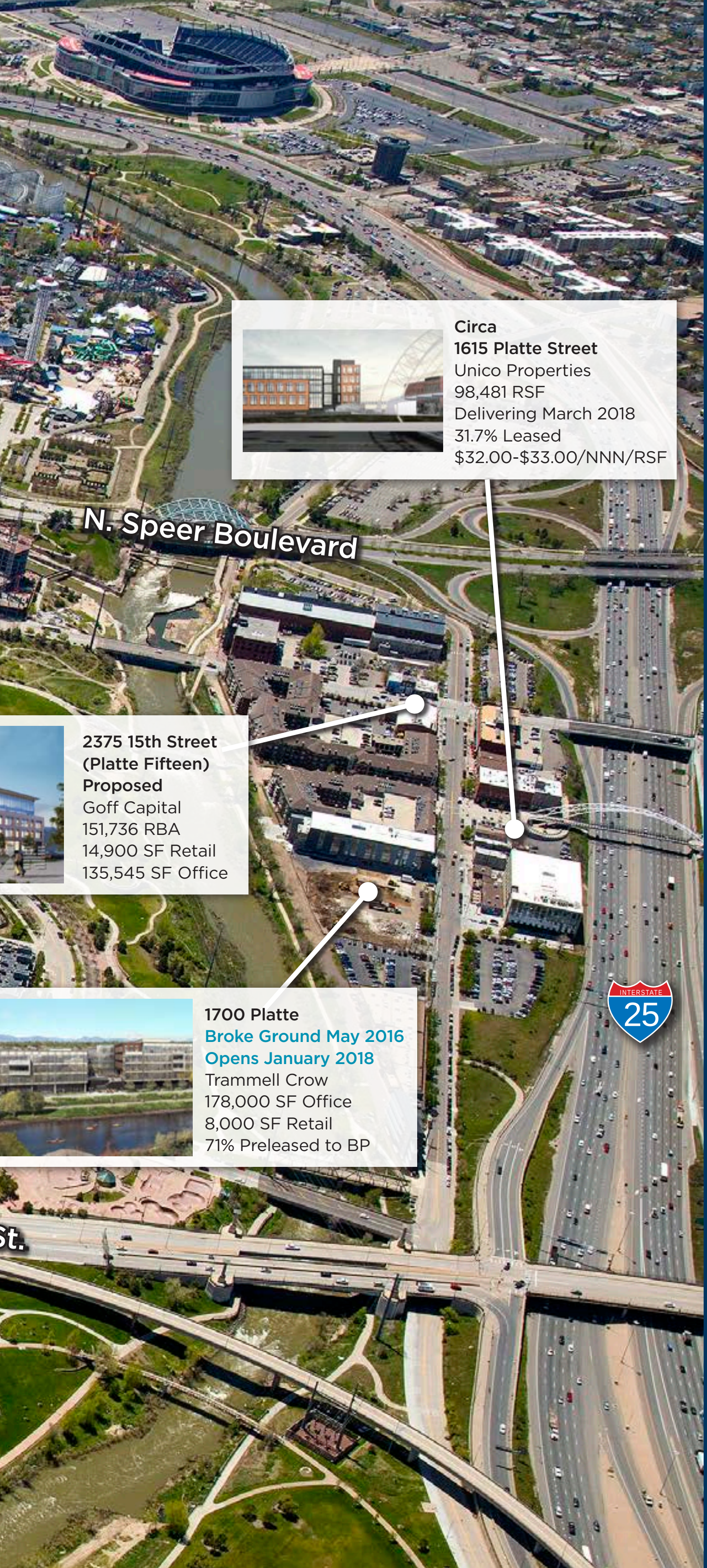
MIDTOWN

Class A Rates	$36.26 FSG
Class A Vacancy %	15.9%
Class B Rates	$27.73 FSG
Class B Vacancy %	18.5%

UPTOWN

Class A Rates	$36.75 FSG
Class A Vacancy %	14.5%
Class B Rates	$28.29 FSG
Class B Vacancy %	17.4%


1144 15th Street
Under Construction 35% leased
Opens February 2018
Hines/Law Family
660,000± RSF
25,000 RSF Floor Plates
1:41 : 1,000 Parking
$33.00-$36.00/NNN/RSF
SugarSquare
1530 16th Street
Urban Villages
12,240 RSF
Delivering February 2018
IMA Financial Center
Completed Early 2014
90% Occupied by IMA
Fully Leased
112,000 RSF
25,000± RSF Floor Plates
1 : 1,000 Parking
$28.00/NNN/RSF
A Block
1881 16th Street
Continuum
53,478 RSF
Delivered June 2017
1 : 1,000 Parking
91.7% Leased
16 Chestnut
Broke Ground July 2016
Opens September 2018
80% Preleased to DaVita
East West Properties
400,000 RSF
26,000 RSF Floor Plates
1.14 : 1,000 SF Parking
$34.00-$36.00/NNN/RSF
999 17th Street
Under Construction
Shea Properties
Up to 100,000± RSF
12,000± RSF Floor Plates
1.50 : 1,000 Parking
$32.00/NNN/RSF
union station
Block 162 | Welton & California
Proposed
Patrinely Group
600,000 RSF
28,000 RSF Floor Plates
1.8 : 1,000 Parking
$32.00-$34.00/NNN/RSF
Market Street Station
1601 Market Street
Continuum
370,000 RSF Total
98,500 RSF Office
Breaks ground March 2018
18.85% pre-leased
Tabor Center II
Proposed
Callahan Capital Partners
425,000± RSF
22,000 RSF Floor Plates
1 : 1,000 Parking
$32.00-$34.00/NNN/RSF
Union Tower West
1801 Wewatta
Opened January 2017
70% Leased
Portman Holdings
200,000 RSF
100,000 RSF Office
100,000 RSF Hotel
25,000 RSF Floor Plates
$33.00-$34.50/NNN/RSF
"Dairy Block" | 1800 Wazee
Z Block LoDo
86.9% Leased
Open February 2017
McWhinney/Grand American
235,000± RSF
40,000 RSF Floor Plates
1.00 : 1,000 Parking
$33.00-$34.00/NNN/RSF
Wewatta St.
20th S



CENTRAL BUSINESS DISTRICT
DEVELOPMENT & STATS
4Q 2017

CBD OVERVIEW

MARKET INDICATORS

	4Q 15	4Q 16	4Q 17
Inventory SF	27,636,767	28,045,368	28,412,920
SF Under Construction	1,296,055	1,650,454	1,387,929
Direct Vacancy	10.8%	13.3%	14.3%
Overall Vacancy	12.6%	16.1%	16.2%
Net Absorption SF YTD	598,613	37,452	315,088
Average Direct Rent All Classes FSG	$32.91	$33.56	$34.29
Class A FSG	$35.65	$36.33	$37.16
Class B FSG	$28.35	$28.61	$29.45

CUSHMAN & WAKEFIELD


3501 Wazee Street, Zeppelin Station
(Formerly known as Gauge)
Broke Ground December 2016
Opened December 2017
Zeppelin Development
100,000 RSF
77,000 SF Office
23,000 SF Retail
1.25 : 1,000 Parking
$32.00-$35.00/RSF/NNN
2935 Larimer Street, Larimer 30
Under Construction
Littleton Capital Partners LLC
27,000 SF Building
15,000 SF office
12,000 SF retail
Delivering 12/2017
15.6% pre-leased
$30.00/RSF/NNN
3201-3263 Walnut Street, The Collective
Parkhill Development Company
50,000 SF Class B Office
Construction to begin April 2018
85% preleased
$25.00-$27.50/RSF/NNN
3350 Blake Street
3350 Blake LLC
30,000 SF Class B Office
Construction to begin 6/2018
3258 Larimer Street
Westbrook Development Partners
11,400 SF Class B Office
Delivering 12/2017
92.3% Pre-leased
$42.00/RSF/FSG
3601 Walnut St., The Hub
Broke Ground June 2017
Beacon Capital Partners
294,000 SF
49,000 SF Retail
245,000 SF Office
24% Preleased to Home Advisor
Delivering October 2018
3858 Walnut St., Industry RiNo Station
Under Construction
Opens November 2017
110,000 RSF
55,000 RSF Floor Plates
27% Preleased
3939 Williams Street, Denver Rock Drill
Adaptive Reuse
Weiss Family and Saunders Development
383,000 RSF Residential & Hotel
318,000 SF Office Space
65,000 SF Retail
2 : 1,000 Parking
Opens 2019
3860 Blake St., World Trade Center
Proposed
Exdo Properties/Formativ
330,000 SF
250,000 SF Office Space
30,000 SF Retail
40,000 SF Conference Center
225 Room Hotel
Breaks ground December 2017
Blake Street Mine - 3589 Blake Street
David Leuthold (developer)
40,000 SF Class B Office
Construction to begin May 2018
A Line
35th & Blake
Stop
Downing St.
Larimer St.
Walnut St.
Blake St.
Brighton Blvd.
35th St.
Franklin St.
3301 Brighton Blvd., Drive Train
Proposed
Tom & Brooke Grodon
135,000 RSF
For Sale Condos
Delivering December 2019
4201 Brighton Blvd
Westfield Company Inc
19,000 RSF Office
Breaking Ground November 2017
$30.00/NNN/RSF

RINO
DEVELOPMENT & STATS
4Q 2017

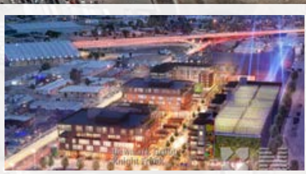
2323 Delgany, The Yard at Denargo Market
Adaptive Reuse, Under Renovation
EverWest
86,140 RSF
$26.50/RSF NNN
Delivering December 2017

3575 Ringsby Court, Flight
Broke Ground
Opens February 2018
140,000 RSF
16,775 RSF Floor Plates
85% Preleased to Boa Technologies
$35.00/RSF NNN

3513 Brighton Boulevard, Catalyst I
Broke Ground October 2016
Opens April 2018
Koelbel & Company
180,000 SF
13,000 SF Retail
140,000 SF Office
60% Preleased
2.8 : 1,000 Parking

3535 Brighton Boulevard, Catalyst II
Proposed
Opus/Koelbel & Company
120,000 RSF
17,000 RSF Floor Plates
Breaking ground May 2018

3600 Brighton Blvd., Revolution 360
Proposed
Haselden Construction, LLC
150,000 RSF
30,000 RSF Floor Plates
20,000 SF Retail
130,000 SF Office
1.80 : 1,000 Parking
Breaking ground May 2018



4120 Brighton Blvd., Buildings 1-3
Proposed
Westfield Development
Up to 300,000 SF Office
Delivering December 2018

RINO

MARKET INDICATORS

	4Q 15	4Q 16	4Q 17
Inventory SF	1,206,595	1,206,595	1,217,995
SF Under Construction	0	207,198	688,391
Direct Vacancy	6.0%	6.9%	8.8%
Overall Vacancy	6.2%	6.9%	9.0%
Net Absorption SF Annual	230,972	(10,859)	(12,142)
Average Direct Rent All Classes FSG	$32.03	$33.16	$33.17
Class A FSG	N/A	$43.01	$41.83
Class B FSG	$32.06	$35.19	$36.04

CUSHMAN & WAKEFIELD

SOUTHEAST SUBURBAN
MARKET OVERVIEW
4Q 2017

DENVER TECH CENTER (DTC)

Class A Rates	$26.77 FSG
Class A Vacancy %	16.8%
Class B Rates	$22.24 FSG
Class B Vacancy %	15.6%
Total Inventory	9,510,972 SF

GREENWOOD VILLAGE

Class A Rates	$31.57 FSG
Class A Vacancy %	15.8%
Class B Rates	$23.79 FSG
Class B Vacancy %	15.7%
Total Inventory	8,725,859 SF

INVERNESS/PANORAMA

Class A Rates	$27.08 FSG
Class A Vacancy %	17.9%
Class B Rates	$22.11 FSG
Class B Vacancy %	16.0%
Total Inventory	8,081,337 SF

ARAPAHOE ROAD
(remainder on map)

Class A Rates	$22.31 FSG
Class A Vacancy %	1.9%
Class B Rates	$18.67 FSG
Class B Vacancy %	8.4%
Total Inventory	2,866,856 SF

MERIDIAN INTERNATIONAL

Class A Rates	$25.63 FSG
Class A Vacancy %	5.5%
Class B Rates	$22.21 FSG
Class B Vacancy %	10.5%
Total Inventory	3,126,235 SF

SOUTHEAST SUBURBAN AVERAGES

Class A Rates	$27.78 FSG
Class A Vacancy %	14.8%
Class B Rates	$22.61 FSG
Class B Vacancy %	14.6%
Total Inventory	32,311,259 SF

SES DEVELOPMENT
PROBABLE & UNDER CONSTRUCTION

Under construction

Build to Suit

Probable

SOUTHEAST SUBURBAN
DEVELOPMENT & STATS
4Q 2017

SES OVERVIEW

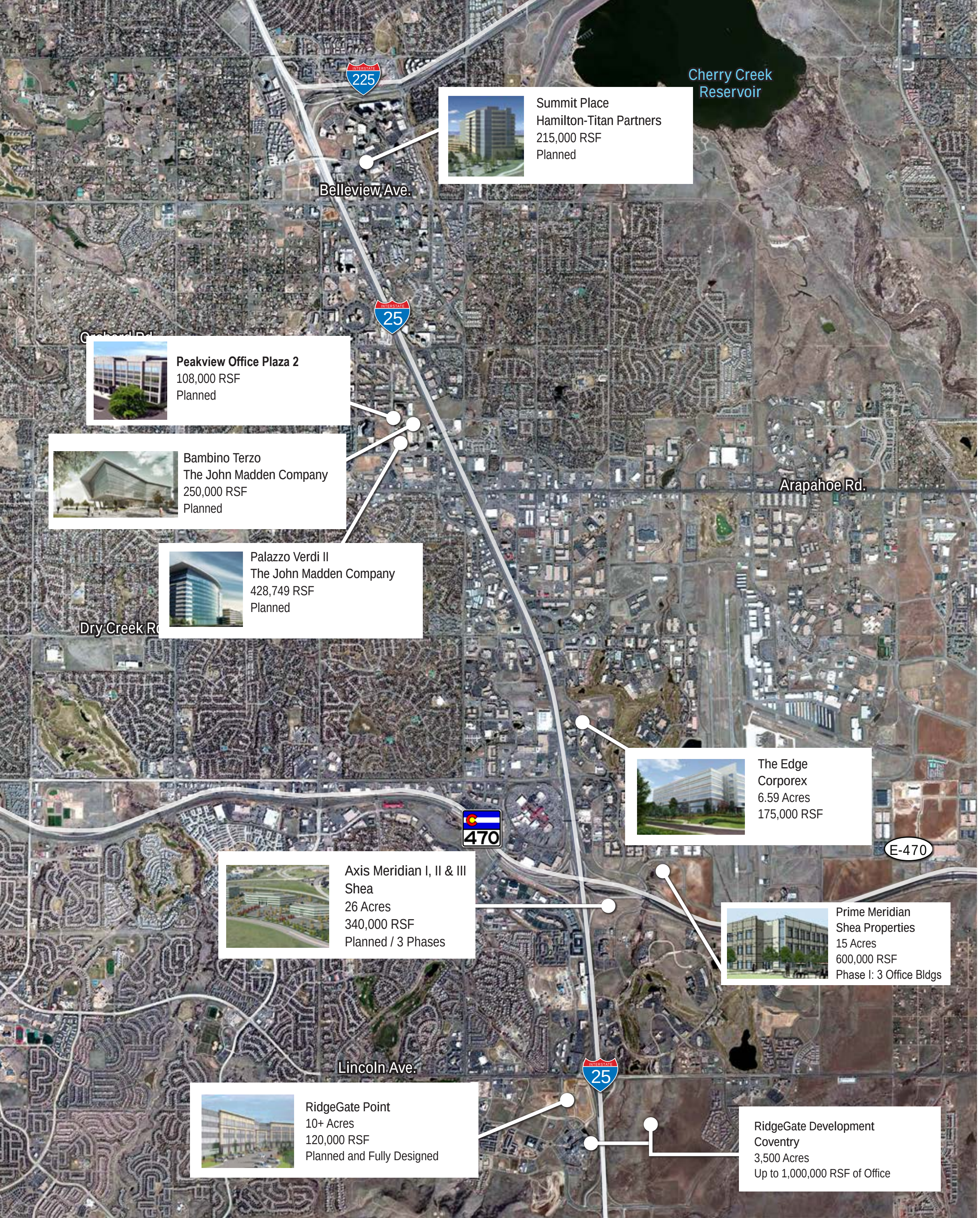
MARKET INDICATORS

	4Q 15	4Q 16	4Q 17
Inventory SF	31,162,399	31,148,368	32,311,259
SF Under Construction	318,000	1,415,708	774,311
Direct Vacancy	11.7%	11.5%	14.7%
Overall Vacancy	12.4%	13.1%	16.2%
Net Absorption SF YTD	9,571	550,676	482,890
Average Direct Rent All Classes FSG	$23.69	$24.35	$25.67
Class A FSG	$26.23	$26.27	$27.78
Class B FSG	$21.29	$22.32	$22.61

SES DEVELOPMENT: PROPOSED

POSSIBLE BUT UNLIKELY PROJECTS

WILL NEED AT LEAST 80% PRE-LEASING



SES DEVELOPMENT
RECENTLY COMPLETED & 100% LEASED

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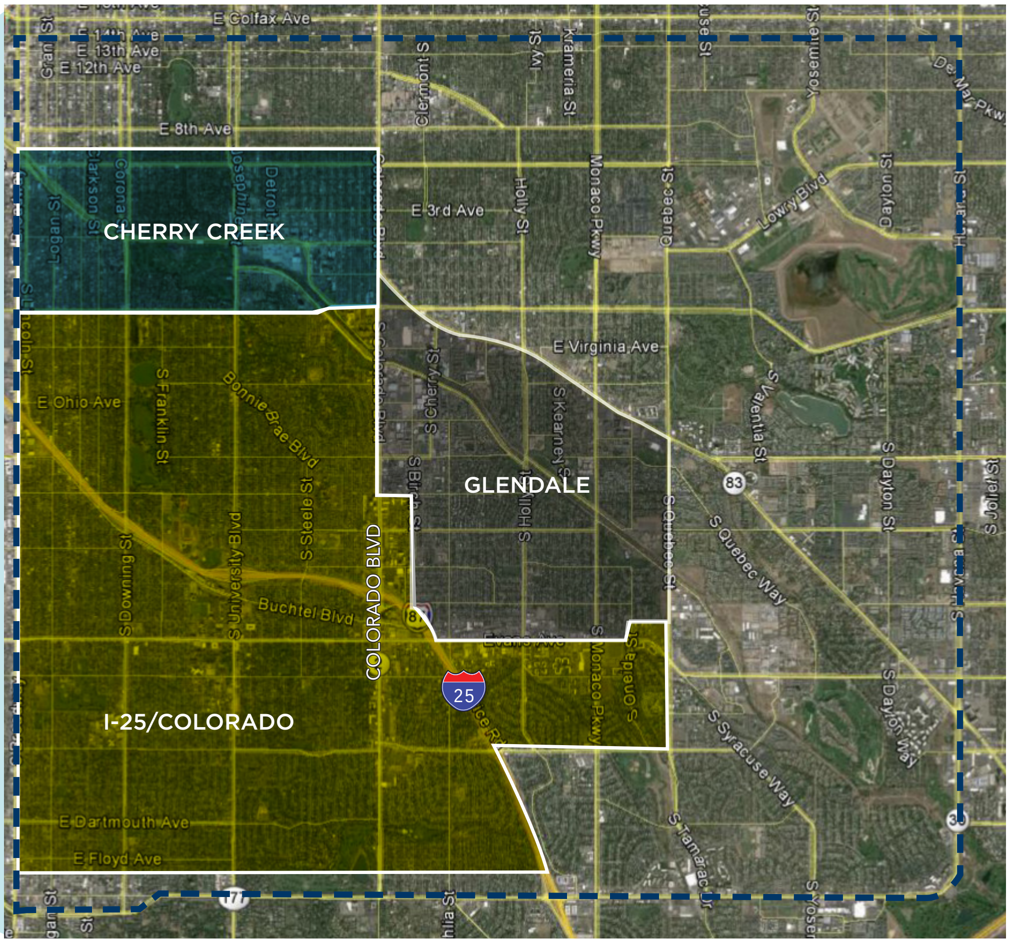
SE CENTRAL / CHERRY CREEK
MARKET OVERVIEW
4Q 2017



CHERRY CREEK MICROMARKET

Class A Rates	$38.56 FSG
Class A Vacancy %	13.0%
Class B Rates	$33.55 FSG
Class B Vacancy %	8.6%
Total Class A/B Inventory	2,212,829 SF

I-25/COLORADO BLVD

Class A Rates	$32.48 FSG
Class A Vacancy %	22.6%
Class B Rates	$22.48 FSG
Class B Vacancy %	11.4%
Total Class A/B Inventory	4,019,782 SF

GLENDALE

Class A Rates	$23.73 FSG
Class A Vacancy %	11.9%
Class B Rates	$25.95 FSG
Class B Vacancy %	6.7%
Total Class A/B Inventory	4,384,675 SF

SOUTHEAST CENTRAL

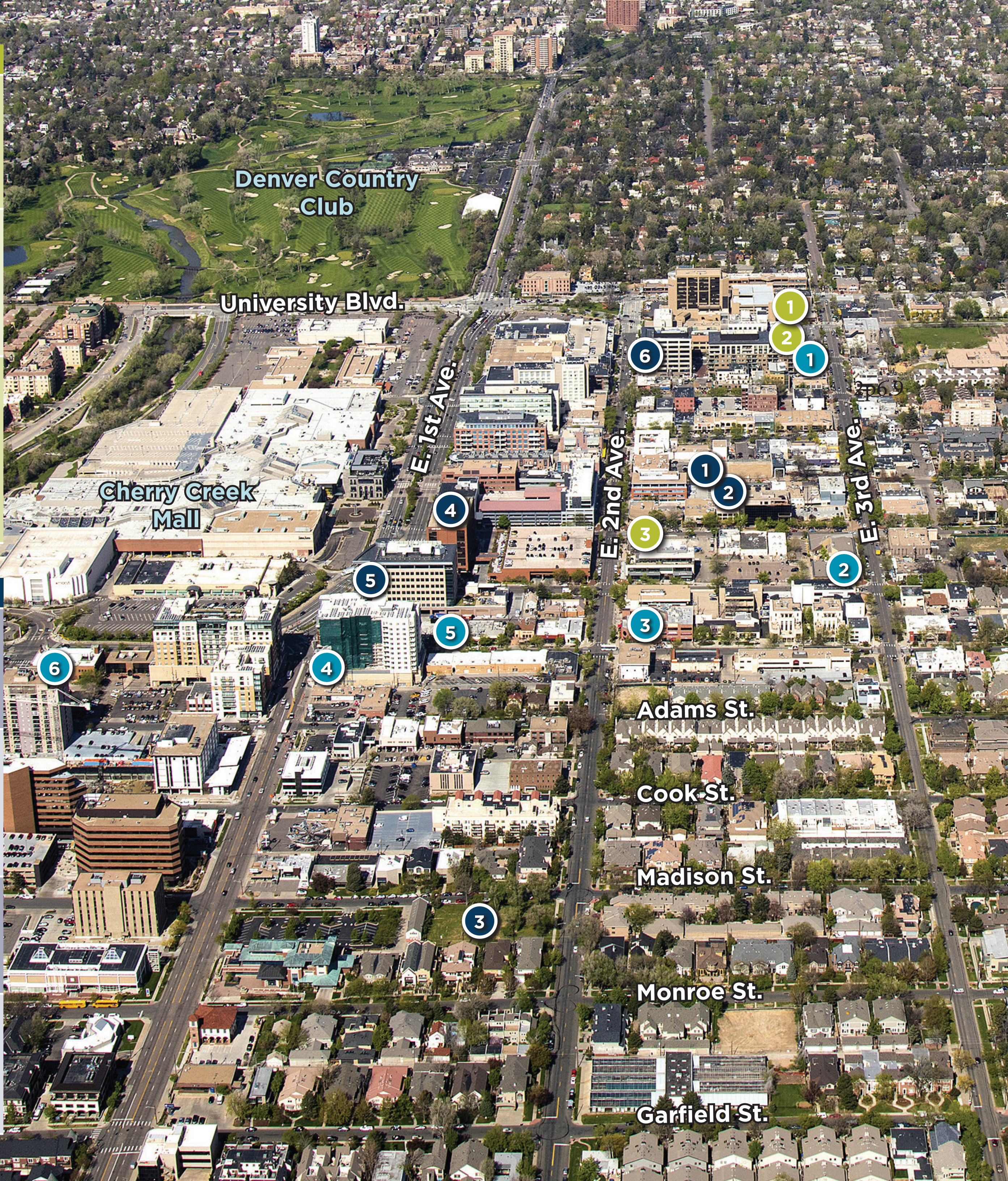
Class A Rates	$32.84 FSG
Class A Vacancy %	17.9%
Class B Rates	$23.99 FSG
Class B Vacancy %	13.4%
Total Inventory	11,084,828 SF

New Hotel Construction

1	**Marriott Moxy** **240 Josephine (Under Construction)** • Micro Hotel • 170 Rooms • Developer BMC Investments • Estimated Completion: 2017
2	**Halcyon - 245 Columbine** **(Recently Completed)** • 8 Stories • 154 Rooms; Restaurant, Fitness Center, Meeting & Banquet Space • 3,9000 SF Retail • Developer: BMC/Sage Hospitality
3	**Jaquard Hotel** **222 Milwaukee** **Stonebridge (Under Construction)** • Hotel Redevelopment • 8 Stories • 200 Rooms • Limited Services • Developer: Stonebridge • Estimated Completion: 2017

New Office Construction

1	**235 Fillmore (Planned)** • 7-Story Office Above Retail & Parking • 9,900 SF Retail & 71,000 RSF Office • 16,000 SF Floorplates • 9,000 SF of Retail
2	**250 Fillmore** **CIVICA Cherry Creek (Under Construction)** • 8-Story Office Above Retail - 112,000 SF RBA • 101,000 SF of Class A Office Above 11,000 SF of Ground Floor Retail • Deliver Q1 2018
3	**150 Madison (Planned)** • Leith Ventures Acquired 146-180 Madison • Price: $6.175 Million • Seeking Rezoning for a 5-Story Office Building
4	**ANB Bank Building Renovation** **3003 East First Avenue** • Realty Management Group • $25 Million Renovation • New Skin • 28,5000 SF Retail • Renovated Parking



Recently Completed Office

5 **100 Saint Paul**
- 8-Story Office
- 148,000 SF of Class A Office, 14,000 SF Retail
- Completed in 2015
- 87% Leased
- Average Lease Rate: $36.00/SF/NNN

6 **200 Columbine**
- 8-Story Office
- 100,000 SF of Class A Office
- Completed in 2015
- 85% Leased
- Average Lease Rate: $34.31/SF/NNN

Multi-Housing Construction

1 **250 Columbine (Condo)**
- 80 Luxury Condo Units Above 38,000 SF Retail & Patio Space
- Completion End-Year 2015

2 **3000 East 3rd Avenue - BMC Investments**
- 84 Large Luxury Apartments
- 16,000 Sf of New Retail Space (63,750 RSF Existing)
- Renovated Retail

3 **210 St. Paul - BMC Investments (Planned)**
- 8-Stories, 76 Large Luxury Apartments
- 11,500 SF of New Retail Space

4 **100 Steele Avenue - CODA (Under Construction)**
- 12 Stories, 185
- $275/SF for Land
- Broke Ground June 2014 with Completion Summer 2016
- Kitchen Restaurant
- Average Unit Size 988 SF

5 **155 Steele Street - Pauls Phase II (Planned)**
- 12 Stories, 71 Condo Units
- Unit size: 1,600 SF Average
- Design Phase
- Broke Ground 2016
  - 18-Month Construction
- Pre-Sales Begin Early 2018

6 **Alexan Cherry Creek Trammel Crow Residential (Under Construction)**
- 8 Stories, 164 Apartments Units
- Completion Mid-2017
- Average Unit Size 904 SF

SOUTHEAST CENTRAL OVERVIEW

MARKET INDICATORS 4Q 2017

	4Q 15	4Q 16	4Q 17
Inventory SF	11,038,958	10,937,720	11,084,828
SF Under Construction	200,342	300,116	61,200
Direct Vacancy	12.2%	11.8%	14.1%
Overall Vacancy	12.9%	12.4%	15.4%
Net Absorption SF	350,024	(90,746)	(101,406)
Average Direct Rent All Classes FSG	$20.65	$21.60	$27.33
Class A FSG	$27.46	$26.47	$32.84
Class B FSG	$19.51	$21.78	$23.99

CUSHMAN & WAKEFIELD

WEST DENVER
MARKET OVERVIEW
4Q 2017

UNION SQUARE OVERVIEW

MARKET INDICATORS

	3Q 15	3Q 16	3Q 17
Inventory SF	2,585,380	2,585,604	2,614,830
SF Under Construction	0	0	0
Direct Vacancy	11.0%	12.8%	13.1%
Overall Vacancy	12.1%	13.4%	13.7%
Net Absorption SF YTD	44,609	(68,456)	52,257
Average Direct Rent All Classes FSG	$20.33	$22.80	$22.76
Class A FSG	$22.56	$23.97	$24.74
Class B FSG	$20.00	$21.40	$20.40

DENVER WEST

Class A Rates	$22.93 FSG
Class A Vacancy %	12.7%
Class B Rates	$19.06 FSG
Class B Vacancy %	13.3%
Total Inventory	4,857,265

UNION SQUARE

Class A Rates	$24.74 FSG
Class A Vacancy %	19.1%
Class B Rates	$20.40 FSG
Class B Vacancy %	10.2%
Total Inventory	2,614,830 SF

SOUTHWEST DENVER

Class A Rates	$24.43 FSG
Class A Vacancy %	8.5%
Class B Rates	$19.84 FSG
Class B Vacancy %	18.8%
Total Inventory	10,077,216 SF

NORTHWEST

Class A Rates	$26.89 FSG
Class A Vacancy %	11.1%
Class B Rates	$19.84 FSG
Class B Vacancy %	18.8%
Total Inventory	13,844,784 SF

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NORTHWEST DENVER
MARKET OVERVIEW
4Q 2017

WESTMINSTER

Class A Rates	$26.91 FSG
Class A Vacancy %	7.6%
Class B Rates	$21.70 FSG
Class B Vacancy %	9.2%
Total Inventory	3,669,083 SF

BOULDER

Class A Rates	$46.52 FSG
Class A Vacancy %	6.0%
Class B Rates	$28.72 FSG
Class B Vacancy %	8.3%
Total Inventory	8,037,981 SF

BROOMFIELD

Class A Rates	$28.83 FSG
Class A Vacancy %	7.5%
Class B Rates	$24.22 FSG
Class B Vacancy %	13.8%
Total Inventory	4,279,507 SF

LOUISVILLE/SUPERIOR

Class A Rates	$25.93 FSG
Class A Vacancy %	8.7%
Class B Rates	$23.59 FSG
Class B Vacancy %	5.5%
Total Inventory	1,588,525 SF

Recently Completed Office Buildings
Downtown Boulder, Colorado

New Office Developments
Boulder, Colorado

Building	Iris Park Professional Bldg.
Address	3107 Iris
Type	Office
SF / YOC	40,000 SF / 1Q 2018
Qtd. Rates	$26/SF NNN

Building	REVE
Address	3000 Pearl Street
Type	Mixed-use development
SF / YOC	118,000 SF & 240 residential Units / 4Q 2018
Leased	100%

Building	SPARK
Address	3390 Valmont Road
Developer	Element Properties
Type	Mixed-use development
SF / YOC	Market Building: 62,352 SF / 2Q 2018 Railyard Building: 64,546 SF / 3Q 2018
Qtd. Rates	$25-$27/SF NNN

Building	Google Technology Campus
Address	2930 Pearl Street
Type	Office
Developer	Forum Real Estate Group
SF / YOC	Two 150,000 SF buildings / 2017
Leased	100%

Building	Canyon 28
Address	2755 Canyon Boulevard
Type	Office
Developer	LID Enterprises
SF / YOC	43,000 SF / 1Q 2018
Qtd. Rates	$25-$42/SF NNN
Leased	0%

Address	1744 30th Street
SF / YOC	30,000 SF, Proposed
Type	Retail/Office
Developer	Tebo Development Co

Building	Boulder Commons
Address	2440 & 2490 Junction Place
Type	Office
Developer	Morgan Creek Ventures
SF / YOC	40,000 SF & 60,000 SF / 2490 Junction Place: 1Q 2018
Qtd. Rates	$26 - $28/SF NNN

CUSHMAN & WAKEFIELD

Superior & Louisville New Office Development

Building	DeLo
Address	1025 Cannon Road
Type	Office
Developer	Takoda Properties Inc
SF / YOC	33,264 / Q4 2017

Building	Epsilon
Address	2550 Crescent Drive
Type	Office
SF / YOC	80,132 / 2001
Developer	Etkin Johnson RE

Building	168 Centennial Pkwy
Address	168 Centennial Pkwy
Type	Office
Developer	Koelbel & Company
SF / YOC	57,700 / Q4 2017
Leased	45.8%
Qouted Rate	$18.50/SF NNN

Building	Superior Town Center
Address	US 36 & McCaslin Blvd
Type	Mixed-Use
SF / YOC	1,400 homes, 445,000 SF of commercial/retail, 373,000 SF of office, 500 hotel rooms on 157 acres
Developer	Ranch Capital

Building	Superior Marketplace
Address	600 Center Drive
Type	Retail
SF / YOC	279,189
Leased	80.2%
Quoted Rate	$19.23/SF NNN

Building	Discovery Office Park
Address	500 Discovery Parkway
Type	Office
Developer	Aweida Venture Partners
SF / YOC	4 Buildings/132,000 build-to-suit

I-36 Corridor - New Office Development

I-36 Corridor - Recent Large Leases

OUR PROVEN PROCESS

1. NEEDS ASSESSMENT

- Establish a realistic time frame
- Evaluate existing lease and space
- Establish space standards
- Establish requirements and financial objectives
- Establish space program

2. MARKET RESEARCH

- Identify Prospective Candidates in the Market
- Prepare an Order-of-Magnitude Analysis of Alternative Sites/ Scenarios

3. SITE EVALUATION

- Review Prospective Candidates and Refine Objectives/Scenarios
- Eliminate Non-Contenders
- Identify & Create Additional Opportunities and Consolidate Shortlist
- Conduct In-Depth Due Diligence on Shortlist Candidates
- Prepare Detailed Financial and Qualitative Analyses, Timelines and Presentations

CLIENT DECISION:
BOARD APPROVAL

4. LEASE NEGOTIATION & DOCUMENTATION

- Negotiations, Documentation, and Execution
- Post-Execution Support, Performance Surveys and Project Summary Reporting

CUSHMAN & WAKEFIELD

Cushman & Wakefield Team

HARRISON ARCHER | Tenant Advisor
Harrison Archer has been with Cushman & Wakefield since 2014 and is primarily focused on advising and representing occupiers of office and industrial properties for local and national clients. Harrison has a keen awareness of market dynamics in Denver, Colorado, and has the ability to create customized solutions around his clients objectives & requirements. Harrison graduated from the University of Denver after playing four years of varsity lacrosse. Outside of the office, Harrison can be found coaching and playing lacrosse, skiing or fly fishing.

SPECIALIZATION:
Non-profits, Oil & Gas Companies, Technology, Start-Ups, Healthcare, Professional Services, Biotechnology, and PE Backed Enterprise.

CLIENT EXPERIENCE:
Falck USA – 17,000 RSF Rocky Mountain HQ
Zion Engineering - 12,500 RSF Expansion/Extension
Alpha Recovery Corporation - 12,000 RSF HQ Relocation
Olsson Associates - 11,000 RSF Regional Office Relocation
John Snow Incorporated - 8,000 RSF Renewal
Colorado Childrens Campaign - 7,000 RSF Renewal

MICHAEL OLMSTEAD | Tenant Advisor
Michael C. Olmstead grew up in Denver, CO and earned his Economics Degree from the University of Kansas. He joined Cushman & Wakefield in 2012 and has spent the last 5 plus years working exclusively as a Tenant and Buyer Representative across Metro Denver with a focus in Office Services. Michael advises on behalf of companies in Southeast Suburban, CBD, West Denver, Cherry Creek and Northwest Denver Submarkets. Michael was Cushman and Wakefield's Rookie of the Year in 2013. Prior to joining Cushman & Wakefield, Michael was a Sales and Business Development Specialist within the Staffing and Hospitality Industries. He was a top producer for both Kforce Professional Staffing (KFRC) and Eagle Golf Management (formerly American Golf Corporation), working with companies of all sizes and across a variety of industry verticals.

SPECIALIZATION:
Non-profits, Oil & Gas Companies, Technology, Start-Ups, Healthcare, Professional Services, Biotechnology, and PE Backed Enterprise.

CLIENT EXPERIENCE:
Atkinson Construction – 12,000 RSF Regional Office Renewal
Alpha Recovery Corporation – 12,000 RSF HQ Relocation
JAFT Ventures, LLC – 12,000 RSF New Location
CRIF Lending Solutions – 11,000 RSF Rocky Mountain Regional Relocation
B Green Solar, LLC – 6,500 RSF HQ Relocation
Allstate Insurance – 6 Locations
First Integrity Insurance – 7,000 RSF Relocation

CUSHMAN & WAKEFIELD

Experience

RECENT EXPERIENCE

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