
Scottrade Building Information

PREPARED BY:

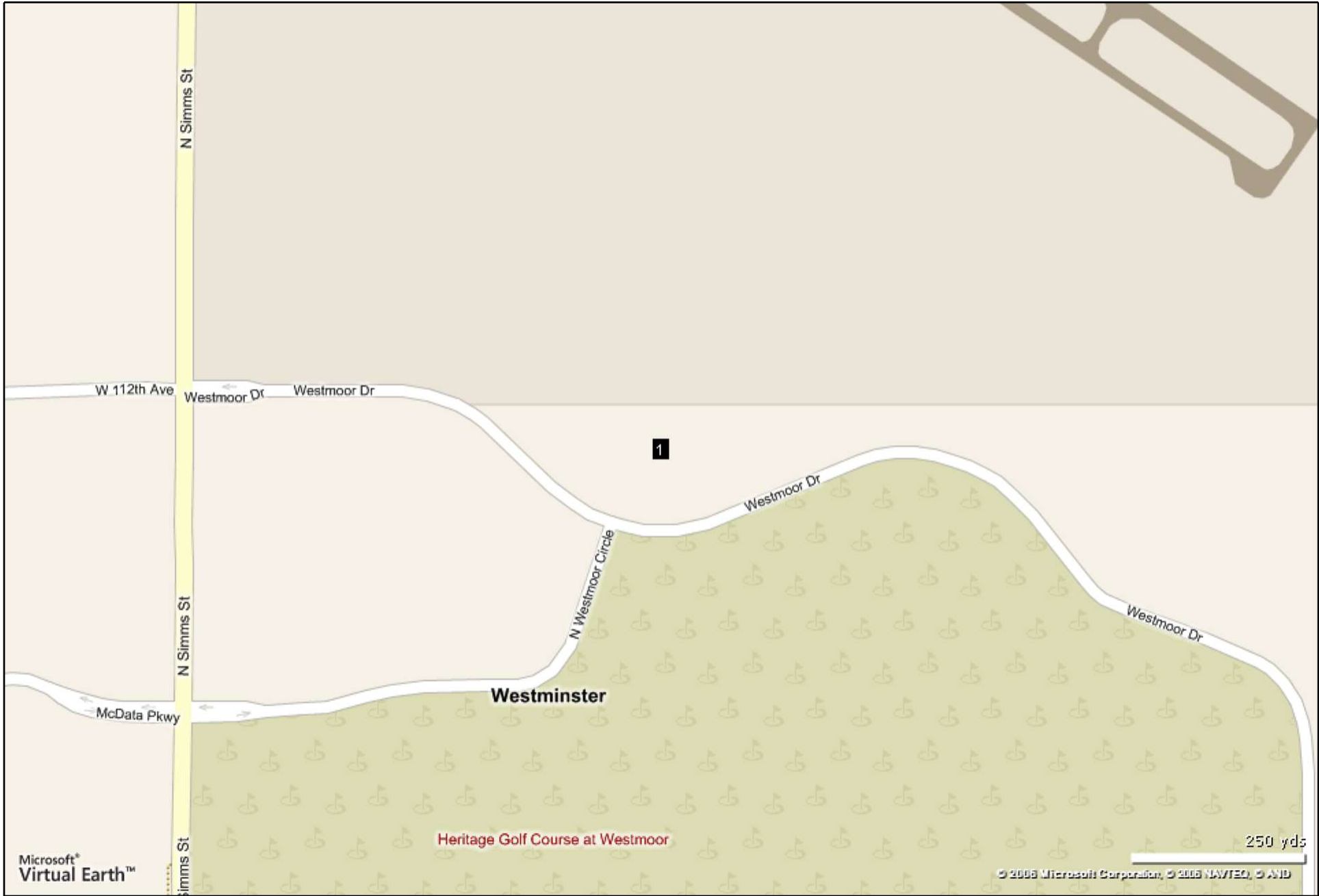


Rare Space Inc.

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

Tanner Mason

Broker
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10955 Westmoor Dr - Bldg Seven



Location: **Bldg Seven**
Westmoor Dr. & Simms St.
Northwest Denver Cluster
Northwest Denver Submarket
Jefferson County
Westminster, CO 80021

Developer: **Westfield Development Company, Inc.**
 Management: **CB Richard Ellis**
 Recorded Owner: **Scottrade, Inc.**

Building Type: **Class A Office**

Status: **Built Dec 2000**
 Stories: **4**
 RBA: **204,387 SF**
 Typical Floor: **47,475 SF**
 Total Avail: **93,050 SF**
 % Leased: **56.4%**

Expenses: **2009 Ops @ \$7.34/sf, 2004 Est Ops @ \$8.50/sf**
 Parcel Number: **29-092-01-001**
 Parking: **Ratio of 4.60/1,000 SF**
 Amenities: **Energy Star Labeled, LEED Certified, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 210	11,280	51,801	83,394	Negotiable	Vacant	Negotiable	Direct
P 2nd / Suite 200	40,521	51,801	83,394	Negotiable	Vacant	Negotiable	Direct
P 3rd / Suite 300	31,593	31,593	83,394	Negotiable	Vacant	Negotiable	Direct
P 3rd / Suite 325	5,656	5,656	5,656	Negotiable	Vacant	Negotiable	Direct
P 4th / Suite 400	100 - 4,000	4,000	4,000	\$14.00/fs	30 Days	6-24 mnths	Sublet