
Carlson Wagonlit Building Information

PREPARED BY:

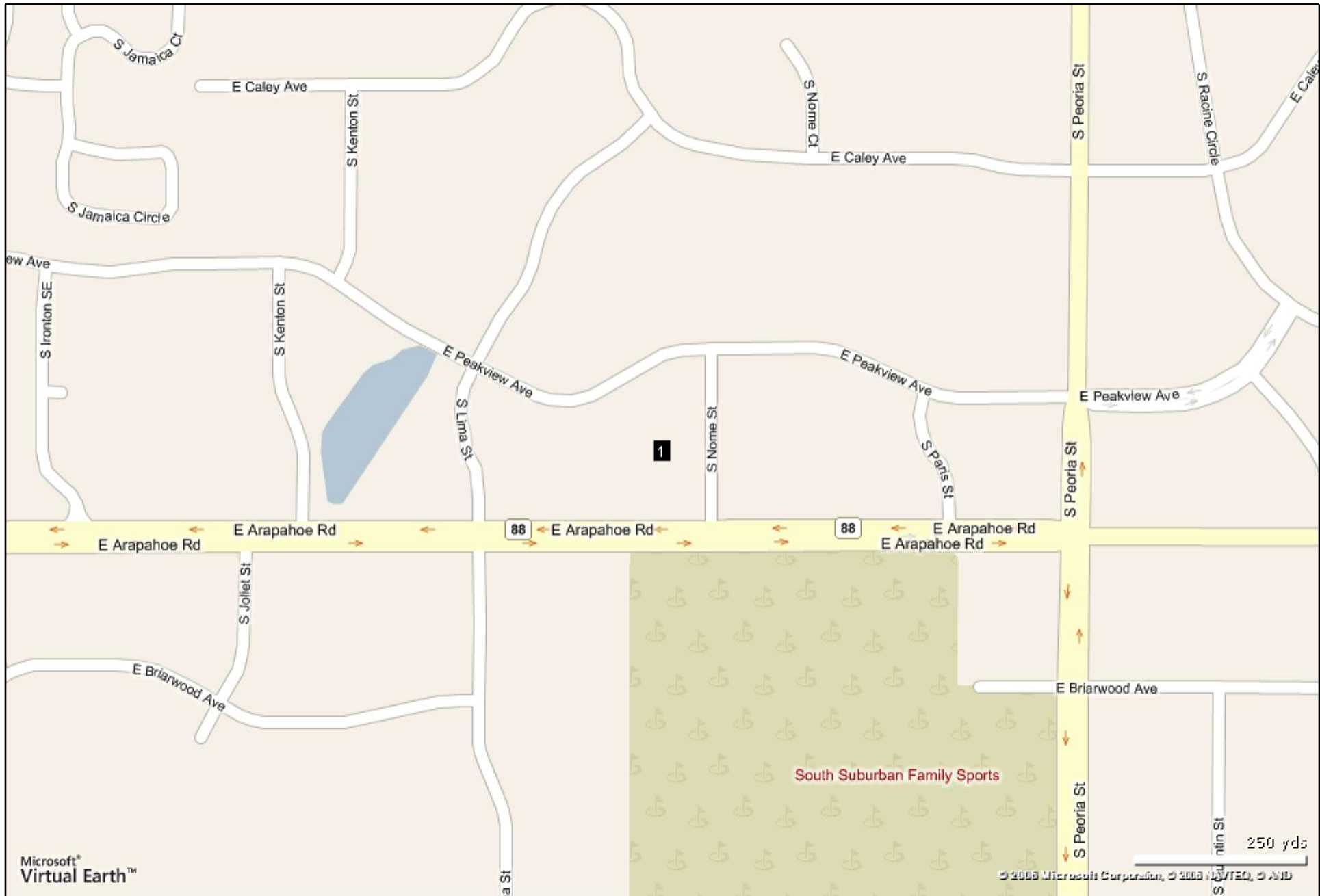


Rare Space Inc.

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Denver, CO 80202

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11551-11601 E Arapahoe Rd - Executive Center One



Location: **Executive Center One**
Nome St intersection w/ Arapahoe Rd
Southeast Denver Cluster
Centennial Submarket
Arapahoe County
Centennial, CO 80112

Building Type: **Class B Office**

Status: **Built Feb 2000**

Stories: **2**

RBA: **85,935 SF**

Typical Floor: **43,760 SF**

Total Avail: **13,772 SF**

% Leased: **84.0%**

Landlord Rep: **Transwestern**
 Developer: **Pinkard Construction**
 Management: **Triple Net Properties, LLC**
 Recorded Owner: **Peridot Properties III, LLC**

Expenses: **2001 Combined Tax/Ops @ \$6.74/sf; 2009 Est Ops @ \$8.12/sf**

Parcel Number: **2075-23-4-10-002**

Parking: **425 Surface Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **Corner Lot**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 116	1,931	1,931	1,931	\$12.00-\$18.00/fs	Vacant	3-5 yrs	Direct
<i>Transwestern / Peter C. Thomas (303) 407-1459 / Andrew Piepgras (303) 407-1457</i>							
P 2nd / Suite 201	7,407	11,841	11,841	\$12.00-\$18.00/fs	Vacant	5-10 yrs	Direct
<i>Transwestern / Peter C. Thomas (303) 407-1459 / Andrew Piepgras (303) 407-1457</i>							
P 2nd / Suite 210	4,434	11,841	11,841	\$12.00-\$18.00/fs	Vacant	3-5 yrs	Direct
<i>Transwestern / Peter C. Thomas (303) 407-1459 / Andrew Piepgras (303) 407-1457</i>							