

Lease Availability Report

7900 E Union Ave - Denver Corporate Center III
 Denver, CO 80237 - Denver Tech Center Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1982
RBA:	187,685 SF
Floors:	11
Typical Floor:	17,059 SF
Core Factor:	16%

AVAILABILITY

Min Divisible:	100 SF
Max Contig:	17,095 SF
Total Available:	56,044 SF
Asking Rent:	\$24.00 - \$25.00/FS

EXPENSES PER SF

Taxes:	\$2.55 (2015)
Opex:	\$5.62 (2012)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	275	Office	Relet	4,056	4,056	4,056	\$24.00 - 25.00/FS	30 Days	5 - 10 Yrs
E 3rd	300	Retail	Relet	17,095	17,095	17,095	\$24.00 - 25.00/FS	Vacant	5 - 10 Yrs
P 7th	700	Office	Relet	12,798	12,798	12,798	\$24.00 - 25.00/FS	30 Days	5 - 10 Yrs
P 11th	1100	Office	Sublet	100 - 5,000	5,000	5,000	Withheld	Negotiable	Negotiable
E 11th		Office	Relet	17,095	17,095	17,095	\$24.00 - 25.00/FS	30 Days	5 - 10 Yrs

SALE

Last Sale: Portfolio of 2 Office Properties in Denver, CO Sold on Mar 3, 2016 for \$41,650,000 (\$109.45/SF)

AMENITIES

Energy Star Labeled

TRANSPORTATION

Parking: 533 free Surface Spaces are available; 168 Covered Spaces are available; Ratio of 3.74/1,000 SF

Transit/Subway: 16 minute walk to Belleview Transit Stop (E, F, G Lines)

Airport: 33 minute drive to Denver International Airport

Walk Score ®: Somewhat Walkable (60)

Transit Score ®: Good Transit (59)

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KEY TENANTS

Recondo	17,095 SF	Lamar Group: Property Management	17,000 SF
Nathan, Dumm & Mayer Attorneys at Law	11,300 SF	FUSA Insurance Agencies	10,145 SF
Cadre Technologies	7,698 SF	Comiskey & Company, PC	6,547 SF