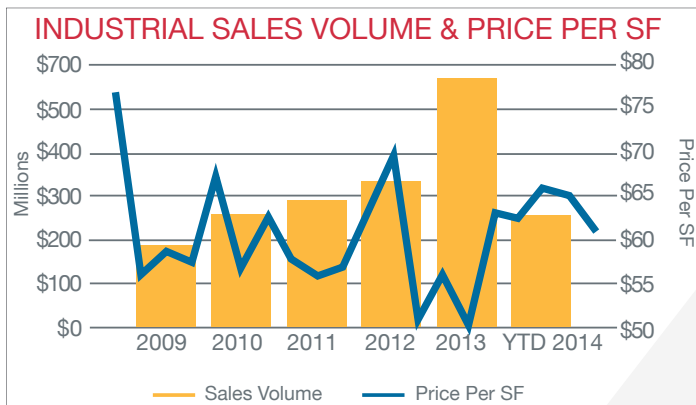


Source: CoStar Property



Source: CoStar Property

TOTAL INDUSTRIAL MARKET STATISTICS (2Q 2014)

Submarket	Vacancy		YTD Net	Quoted Rates
	Total SF	Vac %	Absorption	
Aurora	2,384,135	8.5%	27,805	\$6.65
Central	12,899,528	1.6%	53,501	\$6.52
East I70/Mont.	73,594,933	4.3%	1,647,032	\$4.55
Glendale	2,688,527	4.1%	48,569	\$6.87
North Central	20,325,979	2.7%	24,229	\$6.09
North Denver	8,032,401	14.1%	75,069	\$8.42
NE Denver	17,983,069	1.7%	170,237	\$6.35
NW Denver	17,903,722	7.7%	341,072	\$7.91
Parker/Castle	1,277,147	4.2%	17,000	\$11.86
South Central	14,497,423	2.5%	55,509	\$6.26
SE Denver	16,378,201	7.9%	322,233	\$9.22
SW Denver	10,715,348	5.6%	97,327	\$9.56
West Denver	19,793,078	2.1%	187,769	\$7.18
Totals	218,473,491	5.2%	3,067,352	\$7.50

Source: CoStar Property

Denver's Central Market has experienced dramatic revitalization over the past few years and gone from being ignored to being sought after by national developers, retailers and tenants. Noteworthy areas for this revolution are Sloan's Lake/Colfax corridor and Downtown Denver.



Dorit Fischer

Brownfield master developer, EFG, purchased the former St. Anthony's Hospital campus and created a mixed-use master plan for the 18.5 acre, 7 block site that sits two miles from Downtown and is bordered by Colfax and Sloan's Lake. Trammell Crow Residential purchased two full blocks within the master plan and will build a 369-unit residential complex with on-site parking.



Hayden Hirschfeld

National retailers have committed to the project including Alamo Drafthouse that is slated to be constructed on the block with frontage to Colfax. This project is shifting the outlook of the Colfax corridor to a positive and active retail, office and multi-family community.

Downtown's major transformation came with the redevelopment and re-opening of Union Station which created a new transit-oriented urban community and drastically modified the landscape of Downtown's west end. New retail, office, multi-family and hotels occupy the new area that borders the historic LoDo neighborhood.

All this change means Denver has become very attractive to businesses that are growing and want to be in a top tier city. Denver now offers that and so much more!

Denver Industrial Market Overview

The Denver Industrial market ended the second quarter 2014 with a vacancy rate of 5.1% with net absorption totaling positive 1,778,346 square feet. Rental rates ended the second quarter at \$7.05, an increase over the previous quarter. A total of 10 buildings delivered to the market in the quarter totaling 880,821 square feet, with 2,021,063 square feet still under construction at the end of the quarter.

Year-to-date there have been 226 industrial building sales totaling \$256,760,000. During the second quarter of 2014, the market saw 110 industrial sales transactions with a total volume of \$147,870,000. The price per square foot has averaged \$61.16 this year.

(Source: The CoStar Office Report, First Quarter 2014)

Featured Listings & Requirements

PLANNED OFFICE BUILDING



**9665 Maroon Circle
Englewood, CO 80112**

TYPE	For Lease
PROP. TYPE	Office
BUILDING SF	± 70,000 SF
AVAILABLE SF	± 70,000 SF
LEASE RATE	To Be Determined

This well-located planned office building features a corporate identity setting with scenic views of the mountains. The property includes covered parking and is located in close proximity to Light Rail, Interstate 25, E-470, retail amenities, and residential properties.

Contact: Bill Maher (303) 565-3038

I-25 EXPOSURE & VISIBILITY



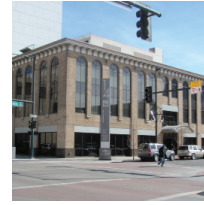
**4990 Acoma St., Unit A
Denver, CO 80216**

TYPE	For Lease
PROP. TYPE	Office/Warehouse
BUILDING SF	± 107,700 SF
AVAILABLE SF	17,324 SF
LEASE RATE	\$2.95/SF NNN

This central location is ideal for accessing the entire metro area. It is located on the northeast corner of I-25 and I-70. The property features a one-acre fenced yard with I-25 signage visibility.

Contact: Pete Wycoff (303) 565-3026

14TH STREET TOP FLOOR OFFICE



**1400 Glenarm Place
Denver, CO 80202**

TYPE	For Lease
PROP. TYPE	Office
BUILDING SF	34,698 SF
AVAILABLE SF	7,640 SF
LEASE RATE	\$18 - \$20/SF FSG

This premier downtown office building is located two blocks from the 16th Street Mall with easy access in and out of the CBD and features on-site ownership and management, interior building renovations and available dry storage.

Contact: Darrin Revious (303) 565-3016
Ana Sandomire (303) 565-3029

COLLABORATIVE WORK SPACE



**1536 Wynkoop Street
Denver, CO 80202**

TYPE	For Lease
PROP. TYPE	Office
AVAILABLE	Work Stations
LEASE RATE	Variable

This property houses a number of organizations that are all working on an aspect of sustainability. This historic LoDo building features fully furnished workspaces, eighteen conference rooms, a state-of-the-art event space, a shared printing service, an indoor locked tenant bike storage, showers and on-site coffee and beer/wine bar.

Contact: Daniel Nichols (303) 565-3042
Trent Rice (303) 884-9922

Significant Completed Transactions

FORMER BUTTERBALL CAMPUS



**Butterball Campus
Longmont, CO 80501**

TYPE	SOLD
PROP. TYPE	Mix-Use
ACREAGE	27.5 acres
SALE PRICE	\$4,460,000

The properties total 27.57 acres and 326,309 square feet of building space. The first redevelopment phase includes converting 220 Kimbark and 201 Emery sites totalling 2.84 acres into a 40,000 square foot mixed-use commercial area.

Contact: Trent Rice (303) 565-3033
Brian Bair (303) 565-3019

SOUTH BROADWAY RETAIL SALE



**340 S. Broadway
Denver, CO 80209**

TYPE	SOLD
PROP. TYPE	Retail
BUILDING SF	6,108 SF
SALE PRICE	\$850,000

This property sits on the busy Broadway corridor just a few blocks north of the Denver Design Center. The building was built in 1922 and has a barrel roof design that provides the property with a beautiful and unique set of characteristics. The building is occupied by Atomic Records and has now been purchased by an owner/user who will use the property for his retail needs.

Contact: Sandy Feld (303) 565-3024
Spencer Diner (720) 881-7539

RETAIL SHOPPING CENTER SALE



**2401 N. Avenue
Grand Junction, CO 81501**

TYPE	SOLD
PROP. TYPE	Retail
BUILDING SF	127,532 SF
SALE PRICE	\$6,650,000

This property is centrally located along the North Avenue business corridor and east of the Mesa State College. The center is anchored by several national retailers such as Big Lots!, Hastings, Dollar Tree, O'Reilly Auto Parts and Rent-A-Center.

Contact: Sandy Feld (303) 565-3024
Spencer Diner (720) 881-7539

NEW CONCEPT RESTAURANT



**1415 Market St.
Denver, CO 80202**

TYPE	LEASED
PROP. TYPE	Restaurant
BUILDING SF	14,000 SF
TENANT	VT 3

This high-identity property is located at 14th and Market, the gateway to LoDo. A lease was recently signed with a restaurant and bar that will bring a new and unique atmosphere to the LoDo market. Patrons will be able to eat, drink and play indoor bocce ball all in one place. Due to open early to mid 2015.

Contact: Dorit Fischer (303) 565-3025
Hayden Hirschfeld (303) 565-3048

TWO SIGNIFICANT FLEX LEASES



**6850 - 6890 Argonne St.
Denver, CO 80249**

TYPE	LEASED
PROP. TYPE	Flex/Showroom
BUILDING SF	91,490 SF
TENANTS	Urban Settlement Services, LLC & Sims-Fayola Building Corp.

Two significant lease transactions occurred this quarter: 24,906 square feet leased to Urban Settlement Services, LLC and 9,123 square feet leased to Fayola Building Corp. These leases increased occupancy at this bank owned property by 37%, which is also managed by NAI Shames Makovsky.

Contact: Byron Johnson (303) 565-3020

NAI Shames Makovsky has been shaping the Denver commercial real estate landscape for over 42 years by providing solution-driven, innovative, and decisive services to the community. We are a full-service commercial real estate firm offering brokerage, development, property management, and lending. Our breadth of services allows us to better understand and assist our clients in realizing their business objectives. We invite you to learn more about our commercial real estate services by visiting our website and giving us a call.