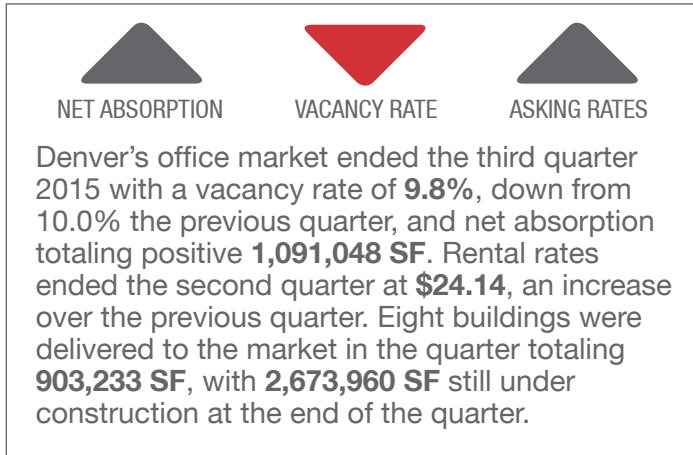
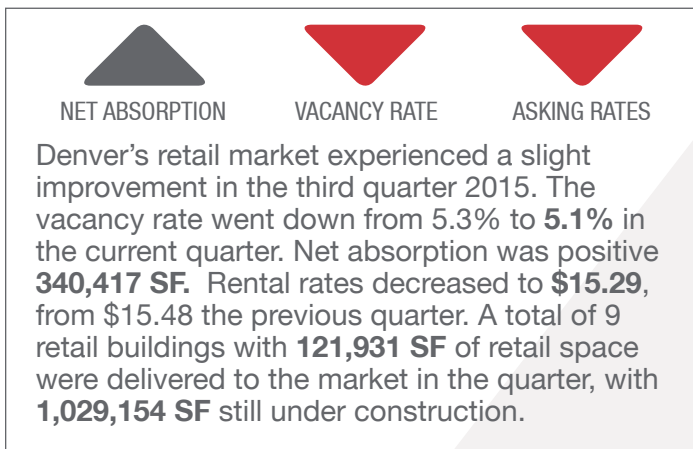


## Office Trends for 3Q15



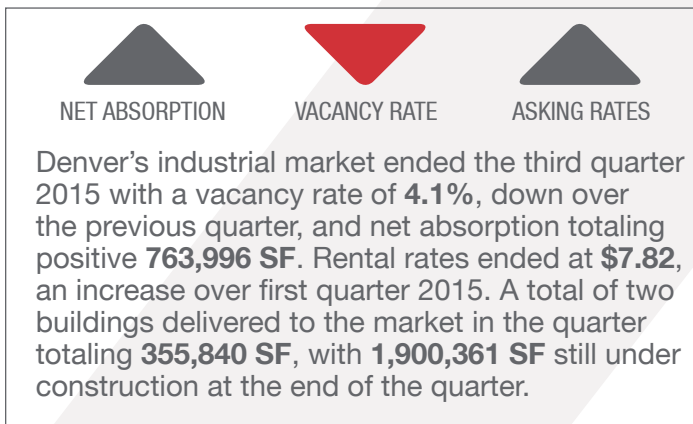
Source: The CoStar Office Report - Third Quarter 2015

## Retail Trends for 3Q15



Source: The CoStar Retail Report - Third Quarter 2015

## Industrial Trends for 3Q15



Source: The CoStar Industrial Report - Third Quarter 2015

## Evan Makovsky Receives Inaugural Award

The Daniels Fund board of directors established in 2009 the Ethics Initiative, which is a collegiate partnership program that drives the strengthening of principle-based ethics education with the ultimate goal of instilling a high standard of ethics in our young people.



The University of Colorado Denver Business School's Daniels Fund Ethics Initiative created the Bill Daniels Ethical Leader of the Year Award, grounded on the eight principles that Bill Daniels espoused during his long and successful business career: Integrity, Trust, Accountability, Transparency, Fairness, Respect, Rule of Law and Viability.

Evan Makovsky was the recipient of the award in its inaugural year for his long-standing commitment to these eight principles and his ethical practices in business and within the community. Congratulations, Evan!

## Growth Comes to Property Management



Sue Wilkinson-Niblo

Shames Makovsky Property Management has experienced substantial growth this year in both personnel and properties. The management portfolio has grown to 80 properties and 2.5 million square feet of office, industrial and retail properties.

Sue Wilkinson-Niblo is the new Director of Property Management bringing over 20 years of commercial property management experience and long-standing professional relationships. With Sue's expertise, she has guided the standardization of processes and best practices to be more efficient and productive for property owners. She has also added an experienced controller, senior accountant, assistant property manager and management assistant to the team to streamline all accounting and day-to-day operations.

Recently, Mark Katz joined the team as Senior Property Manager, bringing with him more than 30 years of commercial property management experience and a portfolio of 11 properties in all asset types. His client list includes financial institutions, REITs and private ownerships.

These additions have positioned the team to capitalize on new third-party management assignments which include a master management agreement with the City & County of Denver and create opportunities to expand our reach in 2016.

# Significant Completed Transactions

## RINO BUILDING PURCHASE



### 2800 Walnut Street Denver, CO

TYPE	Sale
PROP. TYPE	Office
BUILDING SF	48,123 SF
SALE PRICE	\$4,572,000

Former Gold Star Sausage Factory was purchased by special purpose entity Pathfinder Winfeild RiNo Holdings. The building will be repurposed for commercial retail and office tenancy and will offer unique bow truss ceilings and an outdoor plaza. Delivery estimated for summer 2016.

Contact: Trent Rice (303) 565-3019 (Buyer)  
Dorit Fischer (303) 565-3048 (Seller)

## RENEWAL & EXPANSION



### North Denver Industrial 3857-3897 Steele Street Denver, CO 80205

TYPE	Lease
PROP. TYPE	Flex
LEASE SF	21,596 SF
TENANT	Cluster Studios

Tenant is one of Denver's first and largest creatively inspired co-working and office spaces along with professional photo studio, art gallery and event center. As a successful and growing business, tenant was able to renew existing space and expand into 9,600 SF at a competitive rate for a 5-year term.

Contact: Matt Emmons (303) 565-3035

## NEW OFFICE IN CHERRY CREEK



### The Plaza @ Cherry Creek 201 University Blvd Denver, CO 80206

TYPE	Lease
PROP. TYPE	Office
LEASE SF	3,258 SF
TENANT	Porchlight Real Estate Group

Tenant adds a Cherry Creek office to its metro Denver portfolio. The building offers prominent building signage, abundant covered parking for employees and ease of access to parking for clientele. The property has excellent exposure to traffic at the intersection of University and 2nd.

Contact: Darrin Revious (303) 565-3016 (LL)  
Bill Maher (303) 565 3038 (Tenant)

## NEW CORPORATE HEADQUARTERS



### 1400 16th Street Denver, CO 80202

TYPE	Lease
PROP. TYPE	Office
LEASE SF	22,198 SF
TENANT	First National Denver

Tenant was looking for space that would give them a presence in downtown Denver for its new corporate headquarters. Tenant occupies space on the first and second floors of the building located at 16th and Market Streets at the entrance of the LoDo district. There is great building signage and close proximity to public transit at Union Station for ease of commute for its employees.

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

## 10-YEAR LEASE WITH AMENITIES



### 820 16th Street Denver, CO 80202

TYPE	Lease
PROP. TYPE	Office
LEASE SF	12,318 SF
TENANT	Location3Media

This media tenant's term on a sublease was about to expire and required new space on the 16th Street Mall to include bike storage and amenities near and around the property for its employees. The lease is for a full floor on a 10-year term with a favorable rental rate. The space is being transformed into a creative and modern open concept work environment.

Contact: Trent Rice (303) 565-3033  
Dorit Fischer (303) 565-3025

## Featured Listings

### PURCHASE REQUIREMENT



### Fellowship Denver Church Denver, CO

TYPE	Buyer Rep
PROP. TYPE	Church or Land
BUILDING SF	15,000-25,000
PRICE	\$6,000,000

A growing church seeking a purchase of an existing church facility or possibly purchase of land to build a new facility within the central Denver market. The new property must be close to major roads, have parking or parking options nearby and be in direct proximity to a neighborhood to reach and serve. It should also have options for future expansion/growth.

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

## NEW DEVELOPMENT IN LOUISVILLE



### DeLo Commercial Louisville, CO 80027

TYPE	Lease
PROP. TYPE	Office
BUILDING SF	31,000 SF
AVAILABLE SF	31,000 SF
LEASE RATE	Contact Broker

New "Live/Work" environment with on-site parking and amenities consisting of 24,000 SF of commercial space plus 7,000 SF of restaurant space. Delivery expected for Spring 2017 and will be green/LEED construction standards. Proposed South Street Pedestrian Gateway will connect to Historic Downtown.

Contact: Brian Bair (303) 565-3019  
Dax Gitcho (303) 565-3041

## PROPOSED FIVE POINTS RETAIL



### 2460 Welton Street Denver, CO 80205

TYPE	Lease
PROP. TYPE	Retail
BUILDING SF	73,506 SF
AVAILABLE SF	3,711 SF
LEASE RATE	\$30.00/SF NNN

Class A corner retail in proposed mixed-use building. Space will be delivered in warm grey shell condition with grease trap. Parking ratio is 2.7/1,000 SF which is 10 spaces for retail patrons. Centrally located in vibrant and historic Five Points district and one block from Welton Street Light Rail Station.

Contact: Hayden Hirschfeld (303) 565-3048  
Joey Gargotto (720) 881-7540

## PRIME DEVELOPMENT SITE



### Salazar Way & I-25 Frederick, CO

TYPE	Sale
PROP. TYPE	Land
ACREAGE	13.4
ZONING	Industrial / PUD
SALE PRICE	\$2,920,000

The Frederick/Firestone area is in the center of the growth explosion that is occurring along the Front Range I-25 corridor north of Denver. The growth is projected to continue for the next several years. Owner will also do a "build-to-suit" for a qualified party.

Contact: Brian Bair (303) 565-3019

NAI Shames Makovsky has been shaping the Denver commercial real estate landscape for over 45 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.