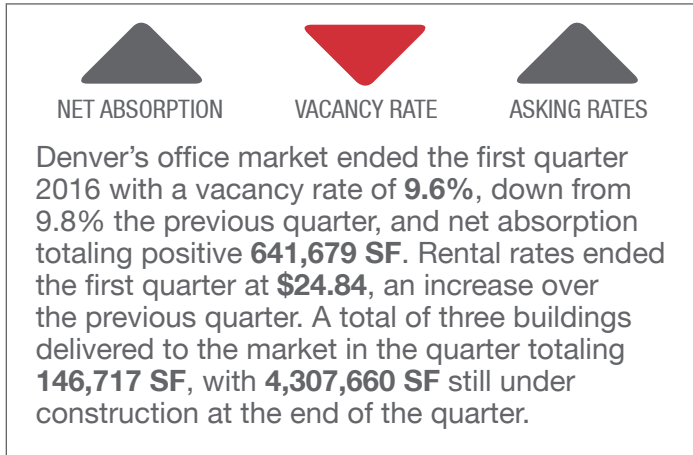
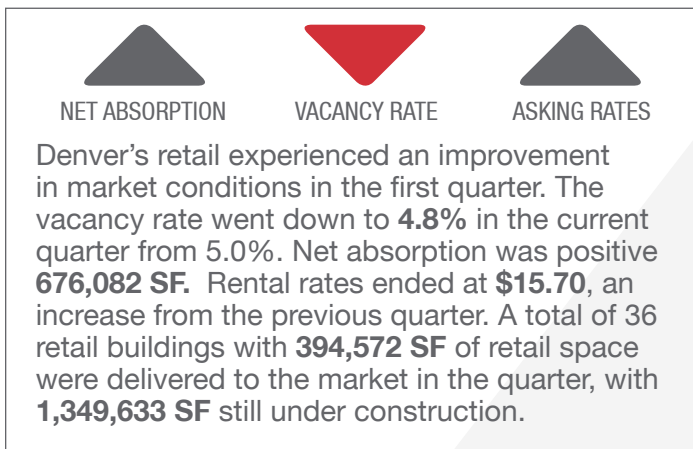


## Office Trends for 1Q16



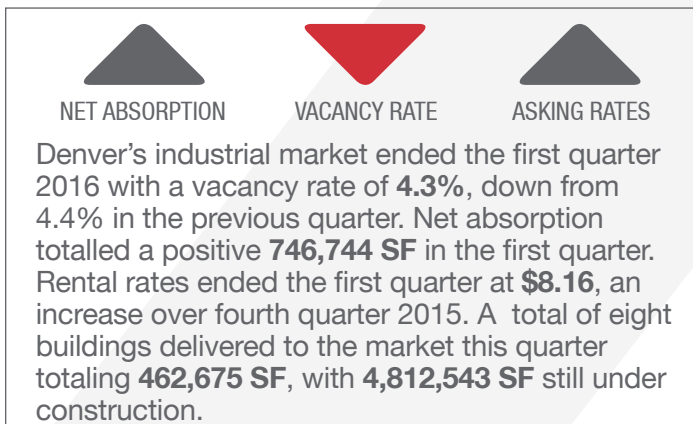
Source: The CoStar Office Report - First Quarter 2016

## Retail Trends for 1Q16



Source: The CoStar Retail Report - First Quarter 2016

## Industrial Trends for 1Q16



Source: The CoStar Industrial Report - First Quarter 2016

## C-III Realty Services Combines into NAI Global to Fortify Leadership Position in Commercial Real Estate Services

NAI Global, a leading global commercial real estate services firm with more than 375 brokerage offices and over 6,700 professionals located throughout North America, Latin America, Europe and Asia Pacific, announced that C-III Realty Services, an institutional commercial real estate capital markets firm, has been combined with the operations of NAI Global.

Through this combination, C-III Realty Services will become NAI Global Capital Markets and will include a growing team of 25 capital markets professionals in New York, Dallas and Nashville, who will work very closely with NAI Global's 6,700 professionals around the globe.

"By combining C-III Realty Services' experienced institutional capital markets team with NAI Global's deep local market expertise and coverage, we have made NAI Global a far more powerful, seamless commercial real estate services provider able to meet the needs of the country's largest institutional owners of commercial real estate," said Geoffrey Woodward, Chairman of NAI Global.

"This combination is another step in our long-standing strategic objective to scale NAI Global and enhance our stature as an industry leader," said Jay Olshonsky, SIOR, FRICS, and President of NAI Global. "We are now even more strongly positioned to compete head-on in both size and full-service capabilities with the largest firms in commercial real estate services."

Inclusive of C-III Realty Services, NAI Global will have completed more than 2,000 investment sales transactions, totaling approximately \$16 billion, over the last 5 years.

(Source: NAI Global Press Release and News Link)

## NAI Shames Makovsky's Recent C-III and NAI Global Transactions

Deal Type	Associate	NAI Firm	Client OR Address	Trans. SF
Sale-Office	NAI Robert Lynn		701 Highlander Blvd, Dallas, TX	77,000 SF
Sale-Flex/R&D	C-III Asset Mgt.		4653 Table Mountain Drive, Denver, CO	53,399 SF
Lease-Industrial	NAI Puget Sound		Pental Marble and Granite, Inc., Denver, CO	80,674 SF
Lease-Industrial	NAI Global		Landsberg Orora, Denver, CO	61,873 SF
Lease-Industrial	NAI Robert Lynn		Metropolitan Warehouse & Delivery Corp., Denver, CO	10,254 SF

## Featured Listings

### RENOVATED BOW TRUSS BUILDING



**1366 W. Oxford Ave  
Denver, CO 80110**

TYPE	FOR LEASE
PROP. TYPE	Office
BUILDING SF	7,000 SF
AVAILABLE SF	7,000 SF
LEASE RATE	\$18-20/SF NNN

Very cool, completely renovated bow truss building with incredible natural light. Is within walking distance to Oxford Station light rail stop, ample parking and easy access to numerous restaurants and amenities. Building signage opportunity available.

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

### INFILL LAND OR USER OPPORTUNITY



**360 Acoma Street  
Denver, CO 80223**

TYPE	FOR SALE
PROP. TYPE	Land/User Bldg
LAND SF	39,000 SF
BUILDING SF	33,016 SF
SALE PRICE	\$5,400,000

Well-located, infill development site or user building opportunity in the Baker Neighborhood. It is in close proximity to Broadway retail and amenities and has easy access to I-25, Speer Boulevard and Broadway. It is currently zoned for mixed use.

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

### VALUE-ADD INVESTMENT OPPORTUNITY



**Pinnacle Center  
Thornton, CO 80229**

TYPE	FOR SALE
PROP. TYPE	Retail
BUILDING SF	239,351 SF
2015 NOI	\$1,099,834
SALE PRICE	\$18,500,000

This Hobby Lobby anchored investment opportunity consists of a value-add investment and three potentially developable pad sites. It has a diverse roster of retail and service oriented tenants, is priced well below replacement cost and sits at a signalized intersection with approximately 70,000 cars passing per day.

Contact: Todd Silverman (303) 565-3031

## Significant Completed Transactions

Buyer Company	Seller Company	Sale Price	SF/Size	Address	City	Brokers
<b>INDUSTRIAL - SALE</b>						
Stor-All Acquisitions, LLC	Combined Fishman Properties, Inc.	\$5,300,000	5,379	2900 Fox St.	Denver	Dorit Fischer, Hayden Hirschfeld, Joey Gargotto
RMIP Western Fund LLC	GSP Holdings, LLC	\$1,850,000	15,163	1011 S. Huron St.	Denver	Todd Snyder
Tonali's, LLC	Frozen, Inc.	\$1,090,000	10,000	3890 Dahlia St.	Denver	Byron Johnson, Evan Makovsky
<b>OFFICE - SALE</b>						
Silver Properties, LLC	4865 Ward, LLC	\$2,100,000	15,719	4865 Ward Rd.	Wheat Ridge	Paul Kahn, Bill Maher, Drew Hill
The Junior League of Denver	DALRYMPLE, LLC	\$1,650,000	6,038	1140 Delaware St.	Denver	Sandy Feld, Dorit Fischer, Hayden Hirschfeld
<b>RETAIL SALE</b>						
Roth Corporation	742 S. Broadway, LLC	\$2,375,095	.57 Acres	742 S. Broadway	Denver	Todd Snyder
Ken Wolf	4979 W. 44th Avenue, LLC	\$2,100,000	13,092	4979 W. 44th Ave.	Denver	Dorit Fischer, Hayden Hirschfeld, Todd Silverman
Counsel Development Company, LLC	D & J Inc.	\$1,400,000	9,600	7400 W. 38th Ave.	Wheat Ridge	Todd Silverman
Type	Tenant Company	SF	Address	City	Brokers	
<b>INDUSTRIAL - LEASES</b>						
New	Pental Marble and Granite, Inc.	80,674	10000 E. 40th Ave., Unit E	Denver	Paul Kahn	
New	Delcart & Associates	22,140	4850-4860 Nome St.	Denver	Peter Wycoff	
New	Master's Transportation Colorado, Inc.	15,963	1011 S. Huron St.	Denver	Todd Snyder	
New	AJB Granite and Marble, LLC	9,943	3857-3897 Steele St., Ste 3875-E	Denver	Matt Emmons	
New	Warehouse by Design	6,069	3857-3897 Steele St., Ste 3869-E2	Denver	Matt Emmons	
New	Stone Select	4,864	730 S. Jason St., Unit 12	Denver	Peter Wycoff, Paul Kahn, Drew Hill	
<b>OFFICE - LEASES</b>						
New	Denver Health & Hospital Authority	35,661	1391 Speer Blvd., Ste 500 & 600	Denver	Dorit Fischer, Hayden Hirschfeld, Joey Gargotto	
Renewal	Denver Health & Hospital Authority	35,363	938 Bannock St.	Denver	Dorit Fischer, Hayden Hirschfeld	
New	NIMBL Holdings, LLC	21,958	1401 Zuni St.	Denver	Hayden Hirschfeld, Dorit Fischer	
New	U.S. Meat Export Federation	10,233	1660 Lincoln St., Ste 2800	Denver	Sandy Feld, Trent Rice	
New	The Cohn Marketing Group, Inc.	6,028	2434 W. Caithness Pl.	Denver	Dorit Fischer, Hayden Hirschfeld, Joey Gargotto	
New	Bandwidth.com, Inc	4,122	1860 Blake St., Ste 420	Denver	Darrin Revious, Todd Silverman, Ana Sandomire	
<b>RETAIL - LEASES</b>						
New	Brinkman Construction	1,434	3040 Blake St., Ste 110	Denver	Trent Rice, Brian Bair, Garrett Fugier	
New	The Pitt Group Sloan's Lake, LLC dba UPS Store	1,350	2255 Sheridan Blvd., Unit C	Edgewater	Dorit Fischer, Hayden Hirschfeld, Joey Gargotto	
Renewal	BP Tailor	1,200	9625 E. Arapahoe Rd., Ste K	Centennial	Sandy Feld	
New	Alpha Immanuel, Inc.	1,200	9625 E. Arapahoe Rd., Ste E	Centennial	Sandy Feld	

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.