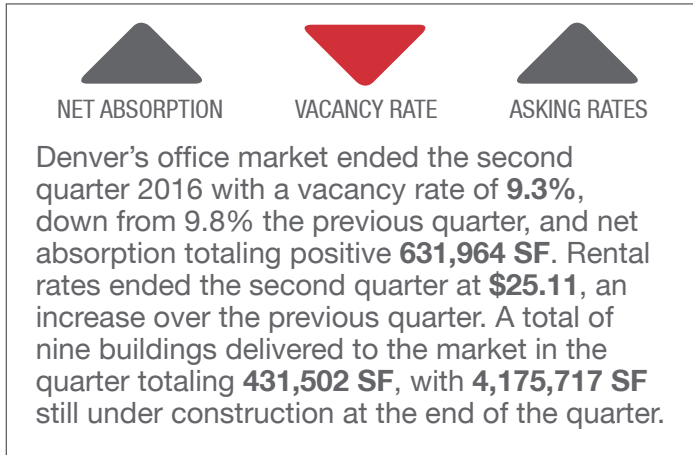
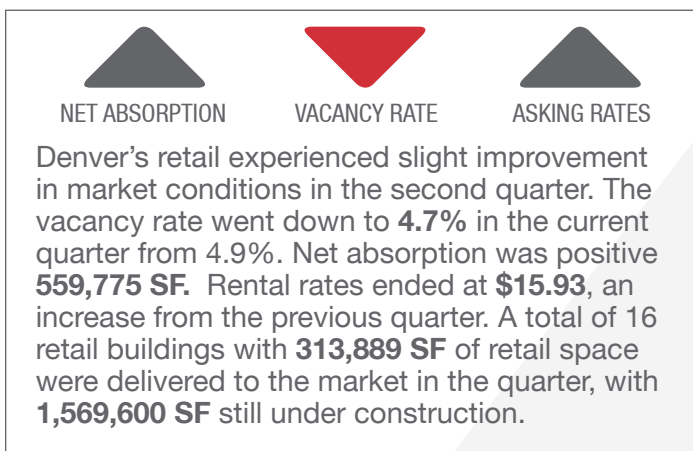


## Office Trends for 2Q16



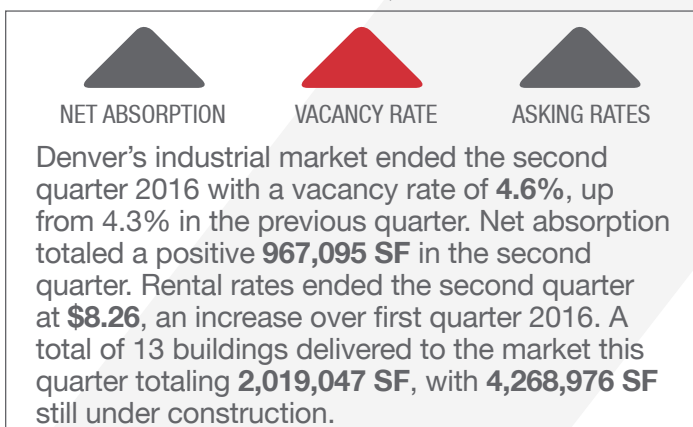
Source: The CoStar Office Report - Second Quarter 2016

## Retail Trends for 2Q16



Source: The CoStar Retail Report - Second Quarter 2016

## Industrial Trends for 2Q16



Source: The CoStar Industrial Report - Second Quarter 2016

## 5 Factors Companies Should Consider When Selecting New Office Space

The office space your company inhabits is a critical factor in its success. It has an impact on employee productivity and job satisfaction, creates initial impressions on clients, and contributes to the company culture. Identify ahead of time your firm's specific requirements for the workplace, with regard to cost, square footage and location. See what others are concerned with when it comes to choosing office space.

### Budget

Of course the first consideration in business is generally money. A lease has to be affordable before you can look into the property further. When negotiating a lease, it helps to have representation, put a cap on rent increases, and include a cancellation clause, option to sublease and option to renew.

### Location

The most desirable office space is in urban centers to minimize commute times and live, work, and play in one neighborhood. Consider the location's proximity to transportation options and keep in mind that the office space should be conveniently located for your clients as well as employees.

### Size

As mobile technology has advanced, we are no longer tied to a desk, and private offices are not as desirable as they once were. It's predicted that the average space provided to workers will be 151 square feet by 2017. However, your plans for the company and expectations for growth should also be considered.

### Amenities

Comfortable common areas, like lounges, kitchens, and even game rooms, give workers a place to unwind a little, or just get a change of scenery. Many commercial buildings are adding outdoor features, like rooftop decks, that can be used for informal meetings and company gatherings as well as private contemplation. Nearby shops, restaurants, and cultural attractions can be considered amenities as well.

### Sustainability

Sustainable building practices are increasingly important and can result in more comfortable, energy-efficient, and healthy places to work. The benefits of certification are considerable: "LEED-certified buildings have 34% lower CO2 emissions, consume 25% less energy and 11% less water, and have diverted more than 80 million tons of waste from landfills. This year, 40-48% of new, nonresidential construction projects will be considered green."

Source: NAI Global - Original Content Article (To read the full article, click the link in the e-mail.)

# Significant Completed Transactions

## SALES/PURCHASES

Buyer	Seller	Sale Price	SF/Acre	Address	City	Broker(s)
<b>INDUSTRIAL</b>						
Albrook Partners, LLC	C-III Asset Management, LLC	\$3,250,000	53,399	4653 Table Mountain Drive	Golden	Matt Emmons
Housing Authority of the City and County of Denver	GW Eatherton	\$522,000	8,371	2740 West 9th Avenue	Denver	Dorit Fischer, Hayden Hirschfeld
<b>OFFICE</b>						
Smith, Brooks, Bolshoun and Co., LLP	Alexander Speros	\$1,385,000	11,976	5840 E. Evans Avenue	Denver	Dorit Fischer, Hayden Hirschfeld
open studio development, LLC	Bell Property Management LLC	\$850,000	2,245	2257 Curtis Street	Denver	Darrin Revious, Ana Sandomire
<b>RETAIL</b>						
2840 Blake, LLC	Gravitas - 660 S Broadway, LLC	\$5,185,000	20,257	660 S. Broadway	Denver	Dorit Fischer, Hayden Hirschfeld
Fellowship Denver Church	Waddill Enterprises LLC	\$5,000,000	24,896	1990 S. Broadway	Denver	Darrin Revious, Ana Sandomire
Ken Wolf/Ari Stutz	Walla Family, LLC	\$1,665,000	9,450	860 Broadway	Denver	Todd Snyder
New Dawn Center for Spiritual Living	CW Investments	\$1,565,000	8,948	3138 S. Parker Road	Aurora	Todd Silverman
FLJ Bairn, LLC	AFR Holdings	\$1,400,000	4,564	2261 E. Arapahoe Road	Centennial	Bill Maher
Keith Love	A & R Properties, LLC	\$1,150,000	3,800	282 S. Pennsylvania Street	Denver	Todd Snyder
EFG-South Sloans Lake I, LLC	West Denver Investment Company	\$260,000	893	4017 West Colfax Avenue	Denver	Dorit Fischer, Hayden Hirschfeld
<b>LAND</b>						
Greystar GP II, LLC	Bannock Associates Limited Partnership	\$14,793,333	2.24	9th & Bannock Assemblage	Denver	Dorit Fischer, Hayden Hirschfeld
1600 Perry, LLC	EFG-South Sloans Lake I, LLC	\$4,550,000	2.2	Block 4, Sloans Lake Redevelopment	Denver	Dorit Fischer, Hayden Hirschfeld
Finish Line Investments, LLC	Utes Real Estate Company	\$1,300,000	15.7	SWC 17th Ave/CoLine Rd, Parcel 1-3	Longmont	Brian Bair, Trent Rice
Maruti Properties, LLC	SoLa, Inc.	\$680,000	2.2	200 Exempla Circle, Lot 7C	Lafayette	Brian Bair, Trent Rice

## LEASES

Type	Tenant	SF	Address	City	Broker(s)
<b>INDUSTRIAL</b>					
Renewal	Design Works by Dave & Mike, Inc.	50,439	3857-3897 Steele Street, Ste 63C-69B-F	Denver	Matt Emmons
New	American Retail Supply Corp.	19,320	11440 E. 56th Avenue, Unit 125	Denver	Paul Kahn, Drew Hill
Sublease	MacArthur Co.	12,499	14704 E. 33rd Place, Ste G	Aurora	Paul Kahn, Drew Hill
New	Metropolitan Warehouse & Delivery Corp	10,254	14704 E. 33rd Place, Unit I	Aurora	Paul Kahn, Drew Hill
New	Peifer Trucking, Inc. dba Business Solutions Transport	9,144	4912 Lima Street	Denver	Paul Kahn, Drew Hill
New	FMH Material Handling Solutions, Inc.	8,235	6820 N. Broadway, Ste K	Denver	Pete Wycoff
Renewal	Globalsound Studio, Inc.	5,753	555 Alter Street, Ste 19F	Broomfield	Matt Emmons
<b>OFFICE</b>					
New	Newfields Mining Design Tech Svs.	10,200	9400 Station Street, Ste 300	Lone Tree	Bill Maher
Renewal	Recht & Kornfeld, P.C.	9,456	1600 Stout Street, Ste 1400	Denver	Trent Rice, Brian Bair, Garrett Fugier
New	Design Wright, LLC	5,800	2800 Walnut Street, Ste 500	Denver	Trent Rice, Brian Bair, Garrett Fugier
Renewal	Aviva, Inc.	5,791	3200 Cherry Creek South Drive, Ste 210	Denver	Trent Rice, Brian Bair, Garrett Fugier
New	Book Trust	3,585	789 Sherman Street, Ste 300A	Denver	Dorit Fischer, Hayden Hirschfeld, Bill Maher
New	Sandstone Care Colorado, LLC	3,291	350 Interlocken Blvd, Ste 100	Broomfield	Dax Gitcho
New	Saunders Construction, Inc.	3,000	1525 Market Street, Lower Level	Denver	Darrin Revious, Ana Sandomire
New	BlueBolt Inc.	2,896	216 16th Street, Ste 1420	Denver	Trent Rice, Brian Bair, Garrett Fugier
New	Mundus Bishop Design, Inc.	2,650	1525 Raleigh Street, Ste 310	Denver	Darrin Revious, Ana Sandomire
New	American Lamb Board	2,150	6300 E. Yale Avenue, Suite 110	Denver	Jim Cortney
Sublease	D2C Architects, Inc.	2,000	1730 Blake Street, Ste 335	Denver	Garrett Fugier
New	Mossrock Capital, LLC	1,161	3033 E. 1st Avenue, Ste 803	Denver	Darrin Revious, Ana Sandomire
<b>RETAIL</b>					
Renewal	5970 Corporation	6,928	8101 E. Belleview Avenue, Ste F	Denver	Garrett Fugier, Trent Rice, Brian Bair
Renewal	VK, LLC	3,400	1612-1618 E. 17th Avenue, Ste 1612	Denver	Bill Maher
New	Snarfosaurus LLC	2,560	1490 S. Broadway	Denver	Todd Snyder

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.