

9197 SOUTH
PEORIA
STREET

ENGLEWOOD • COLORADO



272,000 SF WORLD-CLASS HEADQUARTER BUILDING AVAILABLE FOR LEASE

www.9197denver.com



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PROPERTY OVERVIEW

9197 SOUTH PEORIA STREET



9197 South Peoria Street
is a world-class
272,000 SF
headquarter building
located in
Southeast Denver

Spectacular high-end corporate campus opportunity conveniently located in Meridian International Business Park.

Surface parking plus 444 covered, heated parking spaces, can accommodate a dense parking ratio.

Up to 750 seat multi-media room/auditorium with state-of-the art audio visual system.

Large, heavily redundant server room.

Future development site for expansion on property.

1 minute to E-470, 2 Minutes to I-25, 3 minutes to private Centennial Airport, 25 minutes to DIA.

Spectacular views from downtown Denver to Pikes Peak.

One of the most highly engineered buildings in the region.

Windowed atrium provides natural light and bridges enable employee connectivity.



9197



Completed in 1999, the building comprises 489,440 gross square feet which includes 167,775 square feet for enclosed parking on two levels.

Three levels of office space provide 271,678 rentable square feet of finished office area. 10' ceilings in the tenant areas as well as state-of-the-art uplighting and a 3-story atrium flood the facility with abundant natural light.



Property Details

Over 34 multi-function meeting rooms are designed for easy conversion from or to board rooms, training rooms and conference rooms; all equipped with video cabling and high speed internet connectivity.

Multi-media auditorium that accommodates seated groups up to 750 with four large digital monitors surrounding the occupants.



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An on-site, full-service cafe (Aramark) and coffee bar (Starbucks) with interior and exterior seating including grill accommodations.

A wellness room and full exercise & workout room with televisions, showers & lockers.



Property Details

A spacious, park-like courtyard is fully secured to enjoy lunch or outdoor work gatherings.

A full audio-video production studio.

Oversized staircases facilitate vertical movement of large numbers of employees efficiently.



9197



An executive area with kitchen, bar and private restroom.





Property Details

9197

The building consists of 271,678 rentable square feet on 24.67 acres. The building measurements were calculated on August 22, 2000 by Michael Barber

Architecture using the Standard Method for Measuring Floor Area in Office Buildings ANSI 265.1-1996, as published by BOMA.

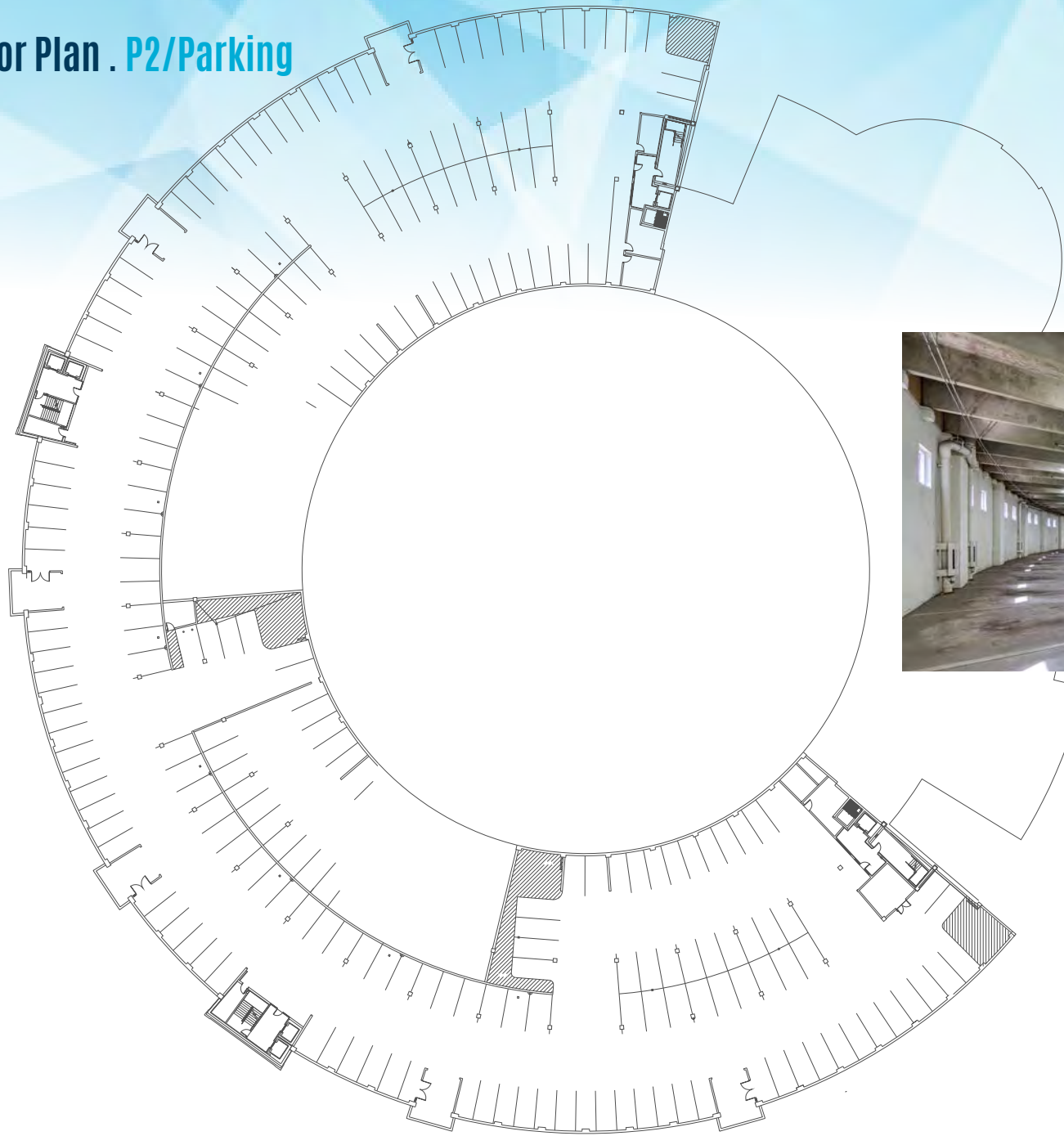
FLOOR LEVEL	FLOOR ELEV.	GROSS BLDG. AREA (SF)	GROSS MEASURED AREA (SF)	NON-OFFICE AREA (SF)	MAJOR VERTICAL PENETRATIONS (SF)	FLOOR RENTABLE AREA (SF)	BUILDING COMMON AREA (SF)	MULTI-TENANT USABLE (SF)	BUILDING COMMON PRO-TABLE	MULTI-TENANT RENTABLE (SF)
P2	90'0"	82,144	80,099	76,267	1,621	2,211	2,211	0	0	0
P1/L1	100'0"	141,779	136,541	91,508	4,447	40,586	13,974	26,612	3,753	30,365
L2	115'0"	142,202	140,060	0	9,505	130,555	9,569	120,986	17,062	138,048
L3	130'0"	114,726	106,952	0	15,933	91,019	517	90,502	12,763	103,265
MECH	145'0"	8,589	7,766	0	459	7,307	7,307	0	0	0
BUILDING TOTAL		489,440	471,418	167,775	30,344	271,678	33,578	238,100	33,578	271,678



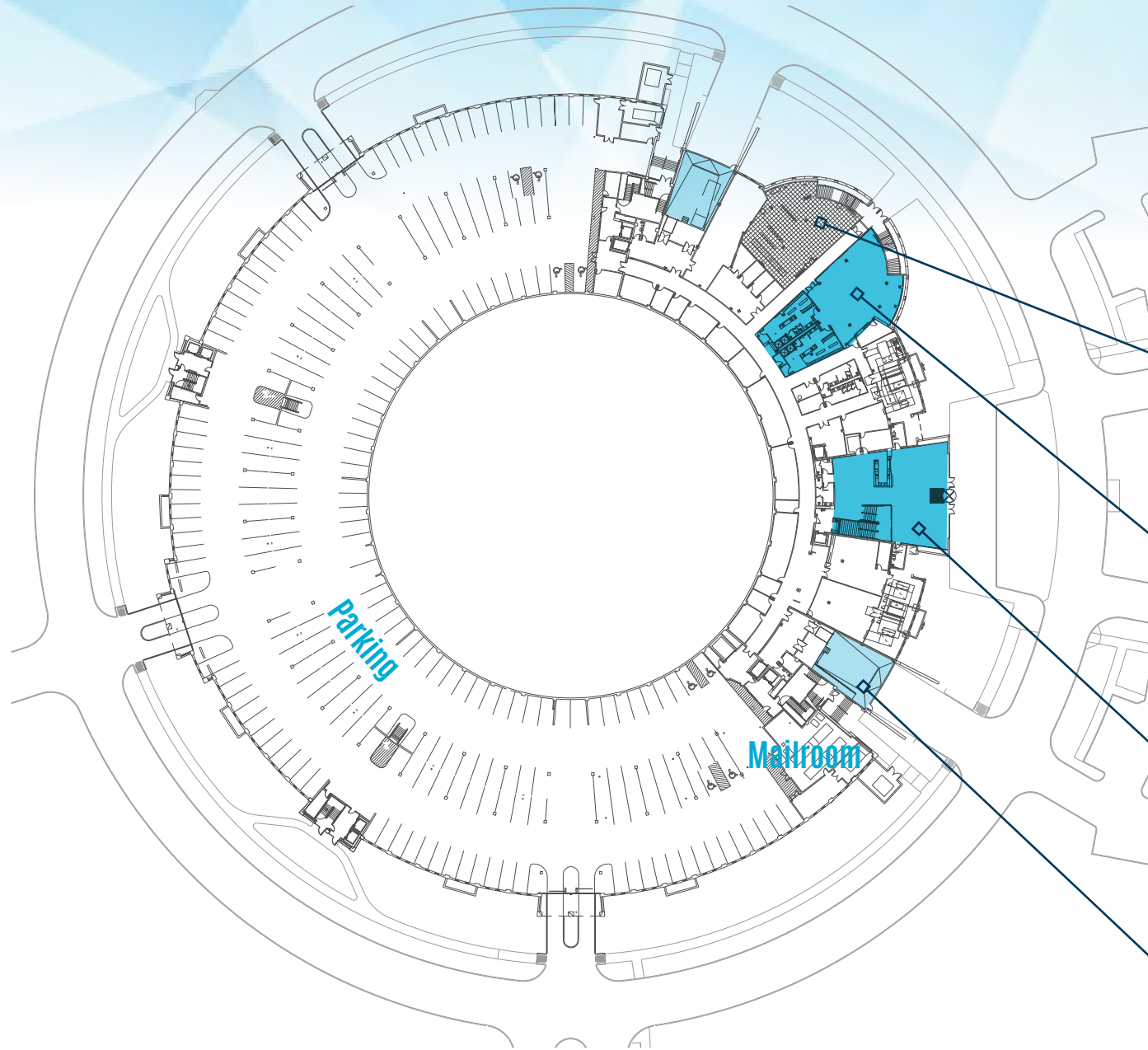


Floor Plan . P2/Parking

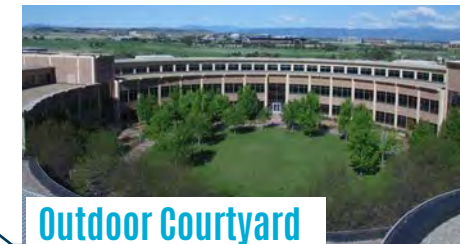
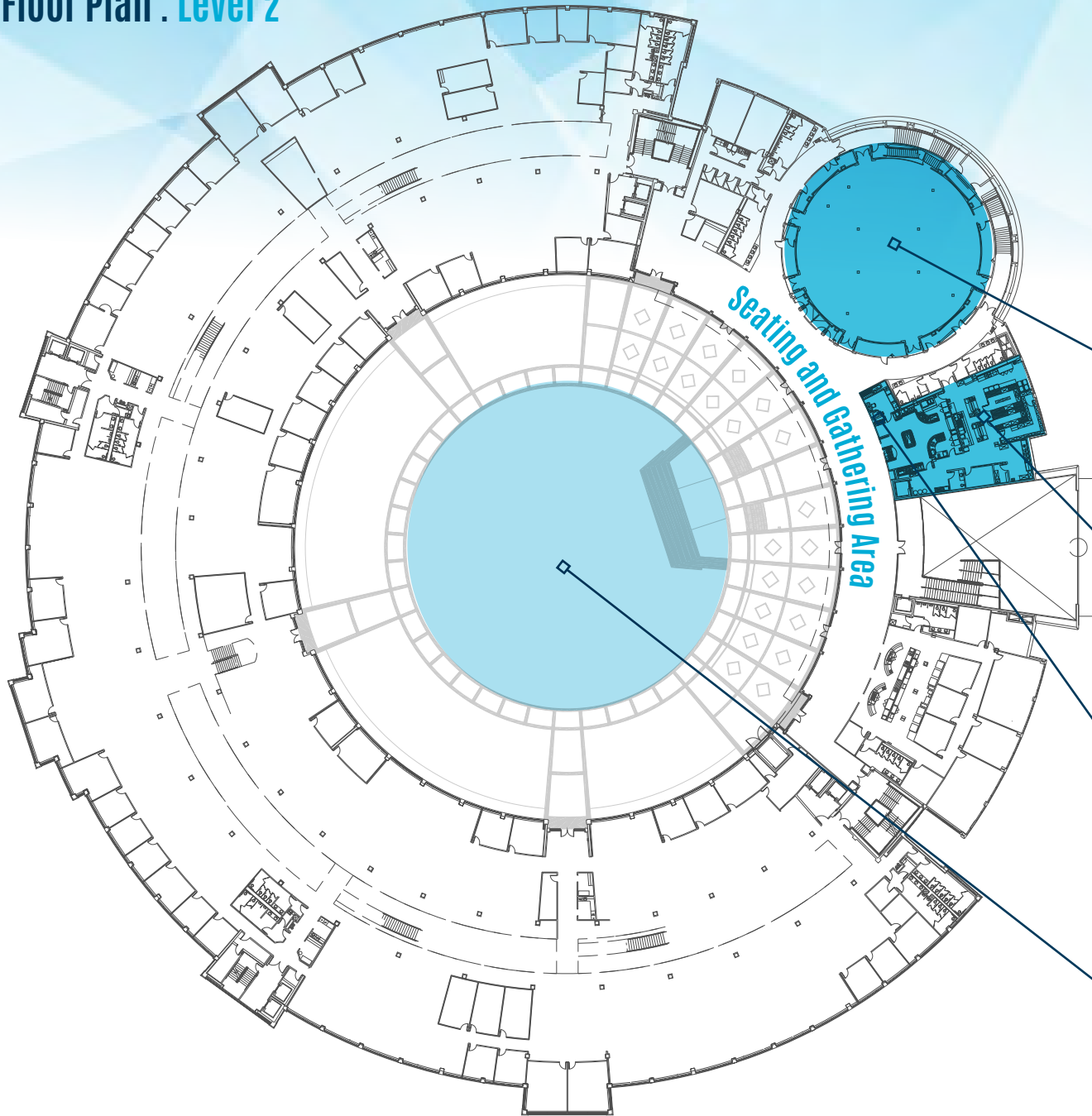
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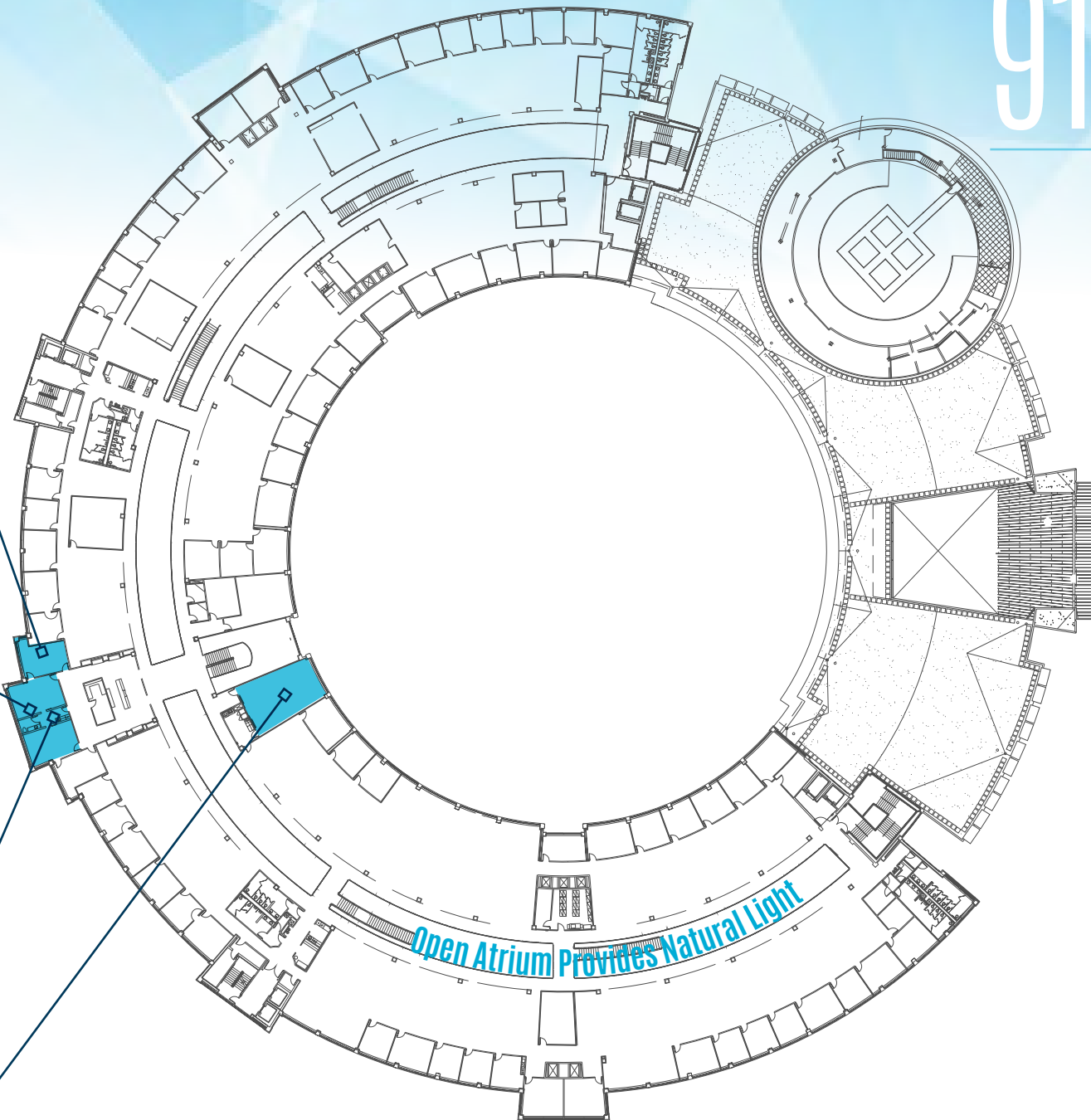
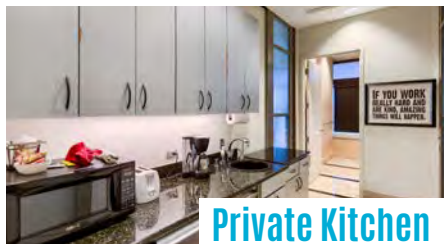
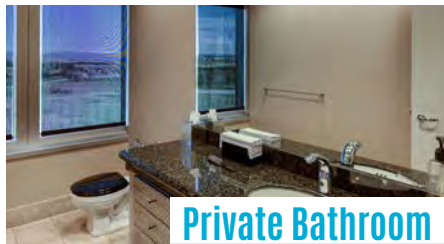




Floor Plan . Level 3

9197

Executive Suite Features



Property Details

Base Building Construction

Precast concrete double tees, columns, beams with architectural precast concrete spandrels and insulated high performance glazing in curtain wall.

Exterior Glass

Glass on outer curve is 1" insulating, green tinted with reflective coating on 2nd surface. Glass on inner curve is 1" insulating, clear with low E coating on 2nd surface.

Mullion Spacing

5'0" on center spacing at exterior wall.



Office Finishes

Main street (the walkway encircling the finished office space) is stone, with navigational insets indicating the locational attribute according to a compass defined in degrees. Office suites are marked in accordance with the same navigational identifications. Private offices have custom glass and steel partition system. Conference rooms, private offices and some public areas have fabric covered acoustical wall panels.

Lighting

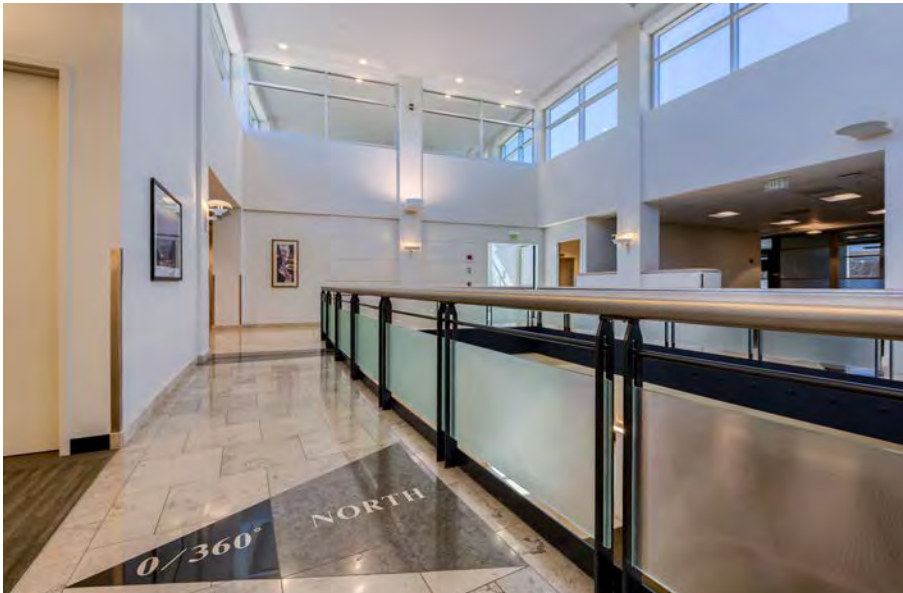
Suspended peerless linear indirect fluorescent fixtures at 8' on center in open office areas.

Finished Ceiling

10'1" typical floor-to-ceiling height with 2' x 4' ceiling tile.

Window Coverings

Mecho roll up shades.



Typical Restroom Finishes & Fixtures

Ceramic tile full height wet walls, epoxy paint on all other gyp board walls and ceiling. Ceramic mosaic tile on floors. White ceramic fixtures with auto on/off sensors on the faucets. There are 13 main core toilet groups and a number of single toilets at remote locations such as receiving docks, executive offices, etc. The number of existing plumbing fixtures could accommodate a population of approximately 2,500 employees.



Telecommunications

The telecommunications infrastructure consists of all cable infrastructure, including voice, data, CATV, and security. Incoming services include dual building entrances for voice and data from the street with multiple service providers for complete redundancy. CATV only utilizes a single entrance. Manholes and the duct bank system have been planned for future buildings. There is a Main Distribution Frame (MDF) telephone/data communication room on Level One. Additionally, there are 15 Intermediate Distribution Frame (IDF) rooms. Backbone infrastructure to each IDF from the MDF includes a 200-pair riser cable for voice service, 48-strand multi-mode fiber for data service, and two Type 625 CATV backbone cables for broadband CATV service. An additional 48-strand multi-mode fiber is routed from IDF to IDF on each floor making the data backbone a mesh topology.

A complete circle of 12" cable tray is run above ceiling on both sides of main street for routing of horizontal cabling. From the IDF's to each workstation, a total of four Category 5e cables are home run. Two cables are for voice service and two cables are for data service. In addition, two RG-6 coax cables are home run to each workstation for two different types of broadband CATV service.

Heating, Ventilating & Air Cooling

The mechanical system consists of two (2) 350 ton chillers located on the P1 Level. The piping distribution system is a primary secondary system with variable speed drives on the secondary pumps. The cooling towers for the chillers are located on the roof.

Air distribution is provided by six (6) built up air handling units. Four are located on the roof and two are located on the P1 Level. The four units on the roof service the office areas. The two units on the exterior are ducted together and the two units on the interior are ducted together. The main ducts provide air to electric fan powered boxes on the exterior and VAV boxes on the interior. IDF rooms are serviced by 1 112 ton self-contained Leibert units.

The building's HVAC systems are regulated by three Control Logic Corporation computers located in the P-1 level.



Plumbing

The plumbing system in this building has a 4" water service extended into the building from a municipal water main. The building sanitary sewers are collected and connected to the municipal sanitary sewer main. The building storm drainage system is collected and connected to the municipal storm sewer system. Special wastes from the garage and kitchen are extended to the municipal sanitary sewer through a sand oil interceptor and grease interceptor respectively.

The building has a fire service extended from a municipal main into the building. The building is completely sprinklered and has hose valves at designated stairways.

The existing water, sewers, gas and fire protection systems can be modified to adequately service any new tenant at the facility.

Property Details

Generator

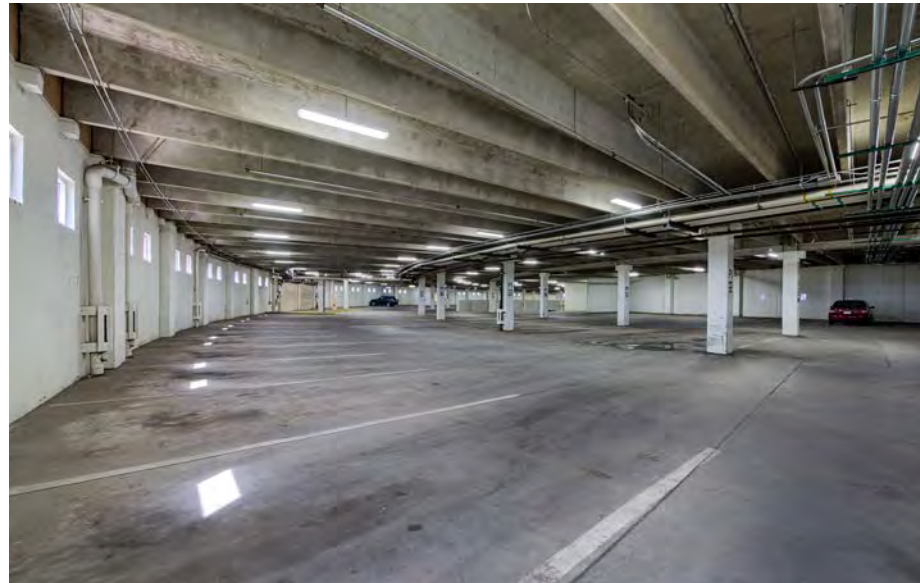
Two 750 KVA, 1000 gallon tank generators are located on-site.

Elevators

Eight (8) Dover passenger elevators including two swing cars. 3,500 pound capacity, 150 feet per minute. There are two (2) hydraulic combination passenger freight elevators which have 4,500 pound capacity, 150 fpm. One freight elevator with front and back opening doors, rated at 8,000 pound capacity at 50 fpm, Class C-1. This elevator goes from lower level to first floor. Additionally, there are dedicated kitchen, lobby and courtyard freight elevators.

Parking

Levels P-2 and P-1 provides 444 secured, covered, heated parking spaces in the building garage. Additionally there are 133 surface parking spaces to the south of the building, for a total of 577 spaces.





Loading Docks

Two fully enclosed loading docks with a total of three positions and dock levelers. One position is dedicated to the trash dumpster.

Security & Access

Single point check-in in Main Lobby with card reader access at all other perimeter entry points. The Access/Intrusion Detection System uses card readers and CCIV cameras at secured entries into the building and parking garages. There are 40 security cameras throughout the facility monitored and recorded on a continuous basis.



Roof

Ballasted EPDM over rigid polyiso insulation over concrete topping over structural deck. Standing seam metal roofing over Main Lobby.

Main Lobby is new as of 2015 and 65% of the main roof was installed in 2017.

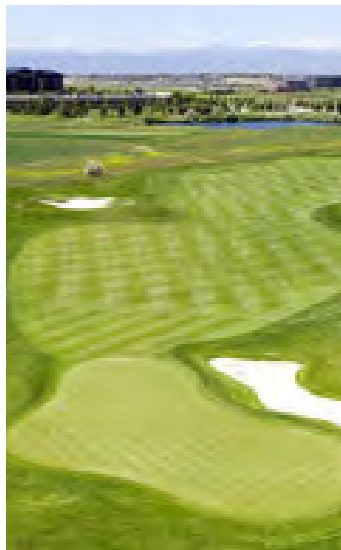


MERIDIAN INTERNATIONAL BUSINESS CENTER

The Meridian International Business Center was developed as a complete business park for both business executives and their employees. The key attributes of this unique business park are visibility, accessibility, campus atmosphere, strong labor base, air travel and telecommunications systems, as well as proximity to a broad range of housing. This 1,685-acre business park is easily accessed from I-25, E-470 and Lincoln Avenue and offers exceptionally good internal mobility.



Running throughout the business center, Meridian Golf Club provides the challenge of a Jack Nicklaus Championship course. The club also offers members a full service golf shop, grille and patio, men's and ladies' locker rooms, and a private meeting and banquet facility.



Transit Options



DOWNTOWN DENVER

20 MINUTES TO
DOWNTOWN
DENVER

13 MINUTES TO
DENVER TECH
CENTER

PARK MEADOWS MALL

CENTENNIAL AIRPORT

2 MINUTES TO
CENTENNIAL
AIRPORT

28 MINUTES
TO DENVER
INTERNATIONAL
AIRPORT

LINCOLN
LIGHT
RAIL
STATION

MERIDIAN GOLF COURSE

CALL-N-RIDE ROUTE TO LIGHT RAIL

5 MINUTES TO I-25
AND LINCOLN

9197

ELINCOLNAVE

S PEORIA ST

LIGHT RAIL
EXTENSION
2019
COMPLETION



Meridian is highly visible from its location near the confluence of I-25 and C/E-470. Tenants have a panoramic view of the Rocky Mountains, Metropolitan Denver and the 18-hole championship golf course designed by Jack Nicklaus.

Location is a key feature to the business park. Meridian is within the Southeast Corridor currently recognized as the second largest employment center in the State with an employee base of 150,000. Exceptional access from Douglas, Arapahoe, Denver and Jefferson Counties provides a large labor force of executives, business professionals, engineers, technical and clerical personnel.

Amenities within a short minute drive include several hotels, medical facilities, financial institutions, restaurants

and the Park Meadows Mall, a 3,000,000 square foot shopping facility. The Chatfield and Cherry Creek Reservoirs provide outstanding water sport recreation and approximately 100 miles of bike trails via the E-470 bike path.

Nearby master planned residential communities provide multi-family and single family housing within a wide price range.

Accessibility to Meridian is excellent by virtue of its being bounded on the west and north by highways (I-25 and C/E-470 respectively). I-25 provides a major north-south accessibility connecting into Downtown Denver and Denver International Airport via either I-70 or I-225. C-470 and E-470 currently provide regional access to the east and west connecting to I-70 and DIA.



Area Amenities

DENVER TECH CENTER

PARK MEADOWS MALL

Largest Mall in Denver
185 STORES
35 RESTAURANTS

470

25

E-470

CENTENNIAL AIRPORT

9197

MERIDIAN GOLF COURSE

E LINCOLN AVE



On the Rox



Corporate Neighbors



LONE TREE

HIGHLANDS RANCH

LITTLETON

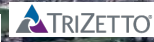


Level(3)

Nationwide

← TO COLORADO SPRINGS

TO DOWNTOWN ▶



E LINCOLN AVE

MERIDIAN GOLF CLUB

ENGLEWOOD



S PEORIA ST

S BELFORD AVE

9197



TO DIA ▶



SOUTHEAST DENVER

Recognized as one of Denver's largest and most prestigious office markets, the Southeast has remained Denver's primary and largest office market since its development in the early 1970s. Providing access to a large employment and amenity base, the submarket enjoys the convenience of Denver's public light rail system, which provides transportation optionality throughout the entire metro area. Adjacency to Centennial Airport, the second busiest general aviation airport in the nation and numerous first-class restaurants and shops are distributed throughout the area.

Denver's Southeast Submarket has been the beneficiary of significant economic growth resulting in increased tenant demand and job creation. This growth has far-outpaced the national average.

Southeast Denver's economy has become more diversified, mirroring the increased diversification in the overall Denver metropolitan region. Knowledge-based industries like software/IT, telecom, aerospace and bioscience have grown in along with more traditional industries like financial services, engineering and healthcare.

Seven of Colorado's ten Fortune 500 Companies are situated in the Southeast Submarket.

Centennial Airport

Centennial Airport, open 24-hours a day, is a corporate reliever for DIA and provides a 10,000-foot runway, U.S. customs and full support services. It consistently ranks as one of the top five busiest general aviation airports in the United States.



One of the nation's premier business airports, Centennial is located 2 minutes from the property





Modern Transportation Infrastructure

Nine rail lines service 53 stations along Denver's Southeast, Southwest, West, and East rail corridors. Quickly get to major hot spots like Denver International Airport, the Theatre District, Convention Center, Sports Authority Field at Mile High, Pepsi Center, the 16th Street Mall, and Park Meadows Mall. Hop on board and get where you need to go fast - no stop lights, no traffic, fast.



The Southeast Denver location provides exceptional access to an educated employment base of executives, business professionals, engineers, technical and clerical personnel; a key reason for the solid economic base of the area. The combined Arapahoe and Douglas County area boasts a robust and skilled labor pipeline with over 45.4% obtaining a bachelor's degree or higher – significantly higher than the national average of 29.9%, and the Denver metro area average of 40.8%.

Highly educated, upwardly motivated individuals continue to flock to Southeast Denver, drawn to its concentration of corporate headquarters and industry diversification, transportation infrastructure and area amenities. Companies located in Southeast Denver have access to a labor market that offers one of the largest pools of high tech workers in the nation. With specific strengths in software/IT, telecom, healthcare, aerospace and bioscience, Southeast Denver is a magnet for companies that demand an exceptional, cutting edge corporate workforce.

The many amenities and attractions of the south region are enticing more residents, with Douglas and Arapahoe counties experiencing a 9.6% and 7.6% population increase since 2010, respectively, matching or exceeding the population increase for the metro Denver region. It is expected that the knowledge-based industries in Southeast Denver will continue to have access to one of the best educated and experienced employment bases in the Denver metro area.

Source: Arapahoe/Douglas Works!

Residents of the zip codes that make up the Southeast area are of above average wealth with high disposable incomes. These individuals tend to be healthy and active, enjoying the better quality of life offered in Colorado – with its cultural, retail and entertainment amenities, access to the nation’s largest public park system, and

more than 300 days of sunshine annually. This suburban Denver location also offers majestic views of the Rocky Mountains, access to a number of extraordinary golf courses, and world-class skiing within a 60-minute drive – all contributing to the area’s high quality of life.



Outstanding
Diversity of
Housing Options

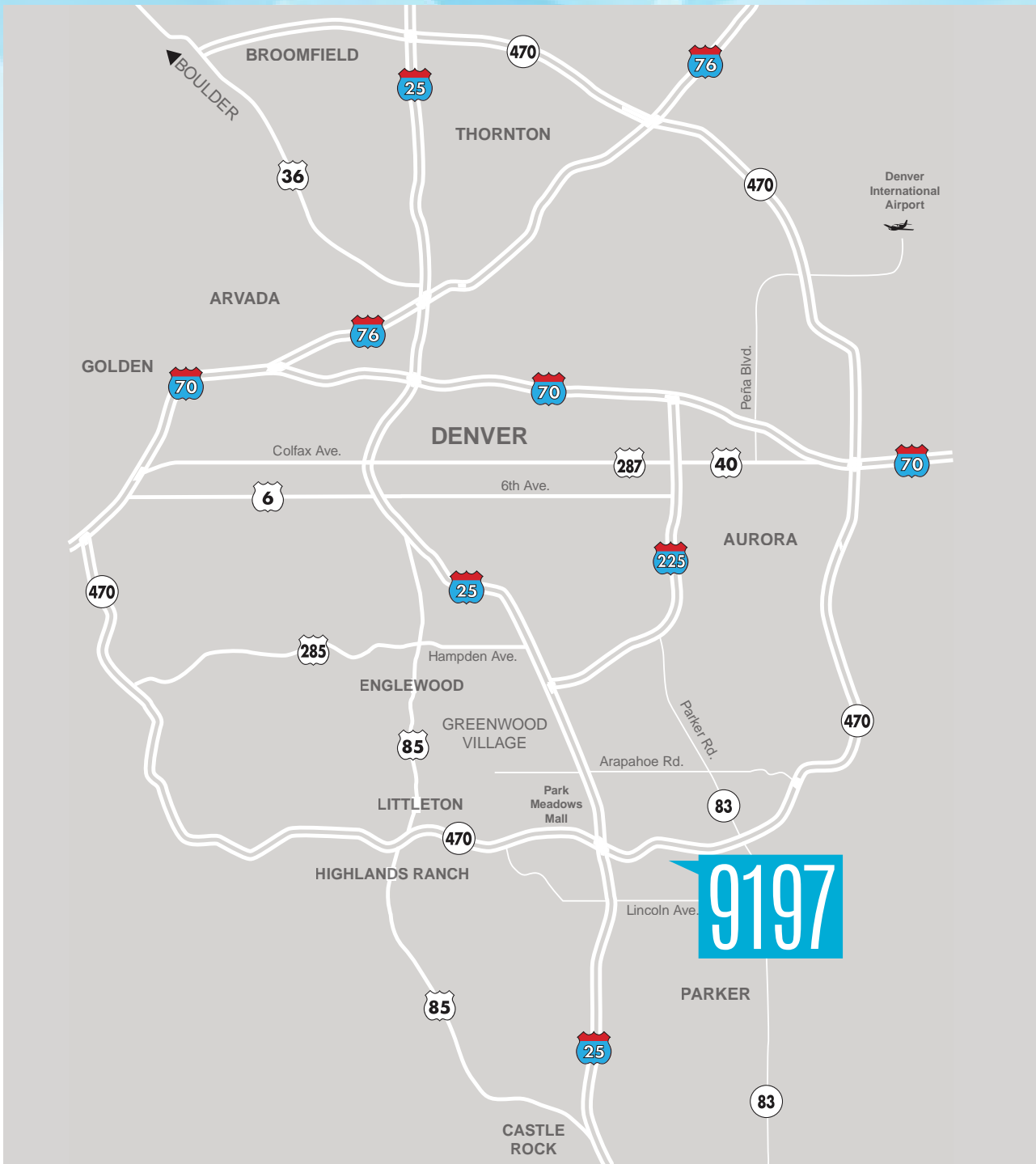


Excellent School
Districts



DENVER METRO

9197



9197 South Peoria is situated in the Denver metropolitan area which is continually recognized for its characteristically high ranks for cost of doing business, labor force quality, and other key indicators that attract companies.

Colorado was ranked #1 best state for economy by U.S. News in 2017 and Denver was ranked #1 City for Business in Forbes, 2016.

Colorado is ranked

#1

best state for economy

U.S. News, 2017

Metro Denver Statistics

3,175,303

2016 Population

(18th Largest among Large MSA's)

(4th Fastest Growing among Large MSA's)

2.4%

March 2017 Unemployment Rate

(1st among Large MSA's)

1.8%

2010 - 2016 Population

Compound Annual Growth Rate

(4th among Large MSA's)

\$71,146

Median Household Income

(6th among Large MSA's)

37

Median Age

Consistently regarded as a top city for business and quality of life, Denver is known as the Mile High City for its location exactly 5,280 feet above sea level. It is the state capital and Colorado's largest city, and forms the heart of the seven-county metropolitan Denver area – the region composed of Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson Counties. Now comprised of 3 million people, this region accounts for more than one-half of the state's total population, features a young, healthy and educated workforce, an affordable cost of doing business, and a growing multi-modal transportation system.

Demographic shifts have considerably changed the face of the Denver work force, with millennials now comprising the largest population group in metro area. In ten years, it is expected millennials will represent the largest component of the work force – a spot filled by baby boomers and generation x today. These changing

demographics have implications for future labor force growth patterns, consumer spending, and residential real estate.

Denver's geography and demographics have played a large role in its economic success. Denver's location in the center of the country is a strategic advantage for both domestic and intercontinental commerce. Denver is the largest city in the United States to offer one-bounce satellite uplinks with real-time connections to six of seven continents in one day. A Foreign Trade Zone, Denver is the largest city in the U.S. with access to both Pacific and European markets in a single business day. Within a two hour flight of two thirds of the United States (U.S.) and within four hours of every major city with a population of one million or more on the continent, Denver has evolved into a major transportation and commercial hub.

Denver
Ranked

#1

best places
to live

Business Insider, 2016

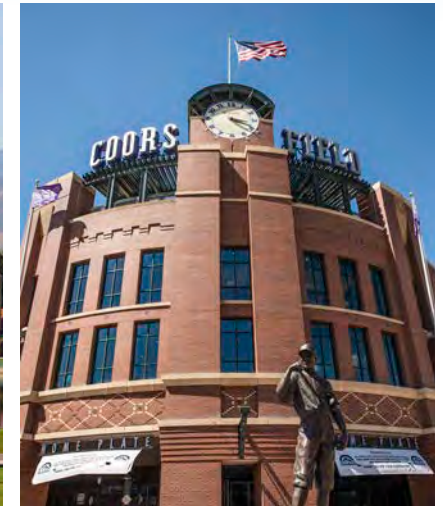


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#1 City for Business

Forbes, 2016

The economic viability of Denver's commercial real estate market bodes well as economic fundamentals continue to strengthen. A favorable economic and business climate, expanding transportation infrastructure, and outstanding quality of life attributes all continue to entice corporate relocation and expansion. The area has become a top choice for relocating and expanding companies due to its positive underlying fundamentals:



The Metro Denver Area provides residents unrivaled access to both outdoor, athletic and cultural entertainment.

300
days
of
sunshine

convenient
access to
**world-class
skiing and 10
national parks**

vibrant
**art
districts**

seven
professional
sports
teams

Denver ranked

#3

in fitness status

*American College of Sports
Medicine, 2016*

More than 160,000 out-of-state residents are expected to move to Denver between 2016 and 2020, the fourth highest among the nation's metropolitan areas.

Denver International Airport (DIA) is the fourth-busiest airport in the nation according to the U.S. Department of Transportation while Airports Council International ranks DIA tenth-busiest globally. As the most important intermodal transfer point in the region, DIA provides nonstop daily services for air passenger traffic as well as air and truck freight operations to national and international markets.

Denver
International
Airport is the
Nation's
2nd
best airport

Skytrax World Airport Awards, 2017



The Colorado Convention Center is a multi-purpose convention center, one of the most walkable and visitor-friendly convention centers in the country, and within walking distance of 10,000 hotel rooms.

In November of 2015, Denver voters overwhelmingly approved a major expansion of the Colorado Convention Center. The new expansion will include many new features that will make the Center the most high-tech, user-friendly meeting and event space in the nation.



The Regional Transportation District (RTD) FasTracks Program is a multi-billion dollar comprehensive transit expansion plan to build 122 miles of commuter rail and light rail, 18 miles of bus rapid transit, 21,000 new parking spaces at light rail and bus stations, and enhance bus service for easy, convenient bus/rail connections across the eight-county district. The FasTracks Program is scheduled for completion in 2018, and will have a tremendous impact on local neighborhoods, businesses, real estate markets and economies.

Denver has converted the historic landmark Union Station into a bustling mixed-use, multi-modal transportation hub, featuring the prestigious Crawford Hotel. The project opened in July 2014 to an overwhelming response and it is expected that up to 100,000 travelers pass through the station daily.

“By 2018, Metro Denver will be served by nine rail lines, 18 miles of bus rapid transit and 95 stations.”



Denver is ranked
#4
 large cities with
 the highest
 growth

WalletHub, 2016

The Denver area continues to diversify its economy, with an increasing focus on knowledge-based industries. The area's significant employment can be classified into eight primary industry clusters:

- Aerospace
- Aviation
- Bioscience
- Broadcasting & Telecommunications
- Energy
- Financial Services
- Healthcare & Wellness
- Information Technology-Software

Denver ranked
#2
 most appealing city in U.S.
 for tech employees

Hired, 2017

Denver and U.S. Job Growth Comparison

YEAR	DENVER JOB GROWTH	U.S. JOB GROWTH
2007	2.1%	1.1%
2008	1.0%	-0.5%
2009	-4.3%	-4.3%
2010	-0.5%	-0.7%
2011	1.7%	1.2%
2012	2.9%	1.7%
2013	3.7%	1.6%
2014	3.9%	1.9%
2015	3.8%	2.1%
2016	2.5%	1.7%
Apr 2017*	2.3%	1.6%

**12-month rolling average Source: U.S. Bureau of Labor Statistics*

Nearly
 1.6 million
 employee base



Denver's population
 realized an average annual
 increase of 1.9% in 2016

By 2020, the population
 is anticipated to increase
 to more than 3.5 million

Sources: Metro Denver Economic Development Corporation,, Bureau of Labor Statistics and NKF Research

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Colorado consistently ranks among the top 10 best states in the country for higher education, ranking second in the nation in 2015 for percentage of residents with a bachelors or advanced degree. In Denver, over 91% have achieved a high school diploma and approximately 49% of Denverites have earned a bachelors or advanced

degree. The numerous area educational and research institutions play an integral role in the prosperity and life of the community. In addition to educational activities, they exhibit a commitment to research, outreach, and development partnerships.

Metropolitan Area Universities & Colleges

- University of Colorado, Boulder
- Metropolitan State College
- Regis University
- Front Range Community College
- University of Colorado, Denver
- Community College of Denver
- Colorado State University
- University of Northern Colorado (Satellite)
- University of Denver
- Arapahoe Community College
- Red Rocks Community College
- Colorado School of Mines

Colorado ranked

2nd

America's most
educated states

24/7 Wallstreet, 2016

Denver's dynamic location attracts the highly educated workers employers require, and consistently ranks as one of the fastest-growing areas in the region, experiencing steady population growth since the 1980s. The metropolitan population has historically surpassed the national population growth rate,

In-migration of highly educated workers from other states maintains its healthy pace, and the area continues to act as a magnet for the millennial generation, which now represents the largest population group in metro Denver. On track to be the most educated generation in history, Millennials are expected to represent the largest component of the area's labor force within ten years. Net migration in the area has been among the strongest in the U.S. over the past five years.

Denver is Most Popular
3rd Destination
for
Millennials

Mayflower Company, 2016

9197 SOUTH PEORIA STREET

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Denver is one of the best places in the country to live, and do business. Our lifestyle is a significant draw. The ability to attract quality labor, as well as appeal to CEOs and entrepreneurs is important to the Denver metropolitan area. In addition to economic stability and an easily accessible transit system, Denver offers many options for recreation, sports and cultural activities. A national and global draw, the metropolitan area offers world-class arts and entertainment from musicals and ballet to an art museum internationally recognized for its architecture as well as its exhibits and collections. Denver is one of only two cities in America with seven professional sports teams and six professional sports venues. In addition, outdoor recreational opportunities abound in an area with more than 300 days of sunshine each year, and world-class ski resorts and mountain destinations close enough for daytrips.

The future looks bright for Denver's economy and office market: The University of Colorado's Leeds School of Business forecasts that Colorado will gain 63,400 jobs, which equates to 2.4% growth, and 100,000 residents in 2017. "Colorado will continue to rank among the top 10 states nationally for employment growth in 2017, a six-year standing," said Richard Wobbekind, executive director of the Business Research Division at the Leeds School. "And it is poised for continued long-term growth, boasting a skilled workforce and high-tech, diversified economy; relatively low cost of doing business; global economic access and exceptional quality of life."



**Newmark
Knight Frank**

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