



10035 SOUTH PEORIA STREET

LONE TREE, COLORADO

14.1-Acre Exceptional Repositioning Opportunity



**EXECUTIVE
SUMMARY**



The offering

JLL, as exclusive advisor, is marketing for sale an exceptional facility in the city of Lone Tree, Colorado (“The Property”). The existing 175,780 SF facility is situated on 14.1 acres of land off of Lincoln Avenue, just east of I-25. The Class A facility, built with quality materials throughout, is truly an irreplaceable asset in the coveted southeast suburban market. The Property boasts exceptional adaptability - as an existing structure, the high-quality asset is uniquely suitable for a creative, adaptive reuse execution with the benefit of excess developable land. Alternatively, the site has flexible zoning that supports a wide variety of creative future uses including multifamily development.

The Property is situated within Lone Tree, Colorado, an affluent community home to 16,000 residents earning \$185,000 annually on average. Lone Tree is at the crossroads of Interstate 25 and C-470, about 18 miles south of downtown Denver, and the location is highly desirable for its proximity to top employment opportunities and access to the Greater Denver Metro area. The Property is in the southeast suburban market, Denver’s largest

office market consisting of 32.4M SF and supporting 240,000+ full time employees. The Property is just 10-minutes from the Denver Tech Center, 20-minutes from Cherry Creek, 25-minutes to the Denver CBD, and 35 minutes to the Denver International Airport. Potential users or developers have the opportunity to acquire a Class A property in a market with outstanding fundamentals and accessibility to Denver’s most active hubs.

As the flight to the suburbs accelerates in a post-covid environment, the opportunity to enter the southeastern suburban market is especially compelling. The high-quality existing structure has the potential to meet an adaptive user’s immediate space needs at an attractive basis. As a development opportunity, the site has +/-4.4 acres of excess land, currently used for parking, that could support a scalable new development. Ultimately, The Property is differentiated by its unique existing improvements and significant upside potential.

Investment **highlights**



HIGH QUALITY EXISTING IMPROVEMENTS

3-LEVEL

building totaling 175,780 SF

442

surface parking spaces

UNIQUE BUILDING FEATURES:

- Great Hall & Meeting Venue with 1,000+ capacity
- Spectacular two-story atrium & entry foyer
- Spacious flagstone courtyard with well-appointed landscaped areas
- 300-Seat Theatre
- Commercial Kitchen with state-of-the-art equipment
- Multiple Classrooms & Meeting Rooms



SITE ADAPTABILITY

This exceptionally well-maintained facility could easily be adapted for a variety of uses including **educational, religious, event space, office or a mix of uses.**



FLEXIBLE ZONING

The Property falls within the Meridian International Business Center PD 14th Amendment Planning Area B. A variety of uses and densities of development, including multifamily, are permitted within the PD.





GREAT VISIBILITY & EASY ACCESS

Lone Tree is at the crossroads of I-25 and C-470, and home to five RTD light rail stations. The property provides excellent connectivity to the Denver Metro area.

HEAVILY TRAFFICKED



38,000 VPD

Exposed to The Property via Lincoln Ave

DRIVE TIMES



PUBLIC TRANSPORT



LONE TREE CITY CENTER STATION

1-mile from The Property

LINK ON DEMAND

free shuttle servicing entire City of Lone Tree



EXCELLENT DEMOGRAPHICS

LONE TREE, CO

46% Population Growth since 2010



\$186,825

Average Household Income



5.6% unemployment rate



73.4%

of residents have a Bachelor's degree or higher

86% white collar employment



HIGH GROWTH SOUTHEAST SUBURBAN LOCATION

4.6% YoY population growth

32.4M square feet of office

240,000 full-time employees

HOME TO 7 of Colorado's 9 Fortune 500 companies

Property **description**

The Property is bounded by Lincoln Avenue to the north, Lioness Way to the west, and South Peoria Street to the east. The 14.1-acre site is split into two distinct areas by an asphalt entryway and bus drop-off lane. The northern portion of the site includes the exciting institutional facility and a retention basin that is part of the storm water conveyance system.

The Property lies within Planning Area B of the Meridian International Business Center Planned Unit Development (PUD)

Site Overview

| | |
|--------------------------|--|
| Property Name | CU South Denver |
| Address | 10035 S Peoria St, Lone Tree, CO 80134 |
| County | Douglas |
| Zoning | PUD - Meridian International Business Center |
| Tax Parcel Number | 2231-130-01-013 |
| Schools | Douglas County School District |
| Mill Levy | 99.998 |
| Metro District | South Meridian Metro District |
| Site Area | 14.1 Acres |





175,780 SF FACILITY

ON POND

LOADING DOCK

OUTDOOR AMPHITHEATER

LINCOLN AVE

442 SURFACE PARKING SPACES

SPEORIA ST

The **building**

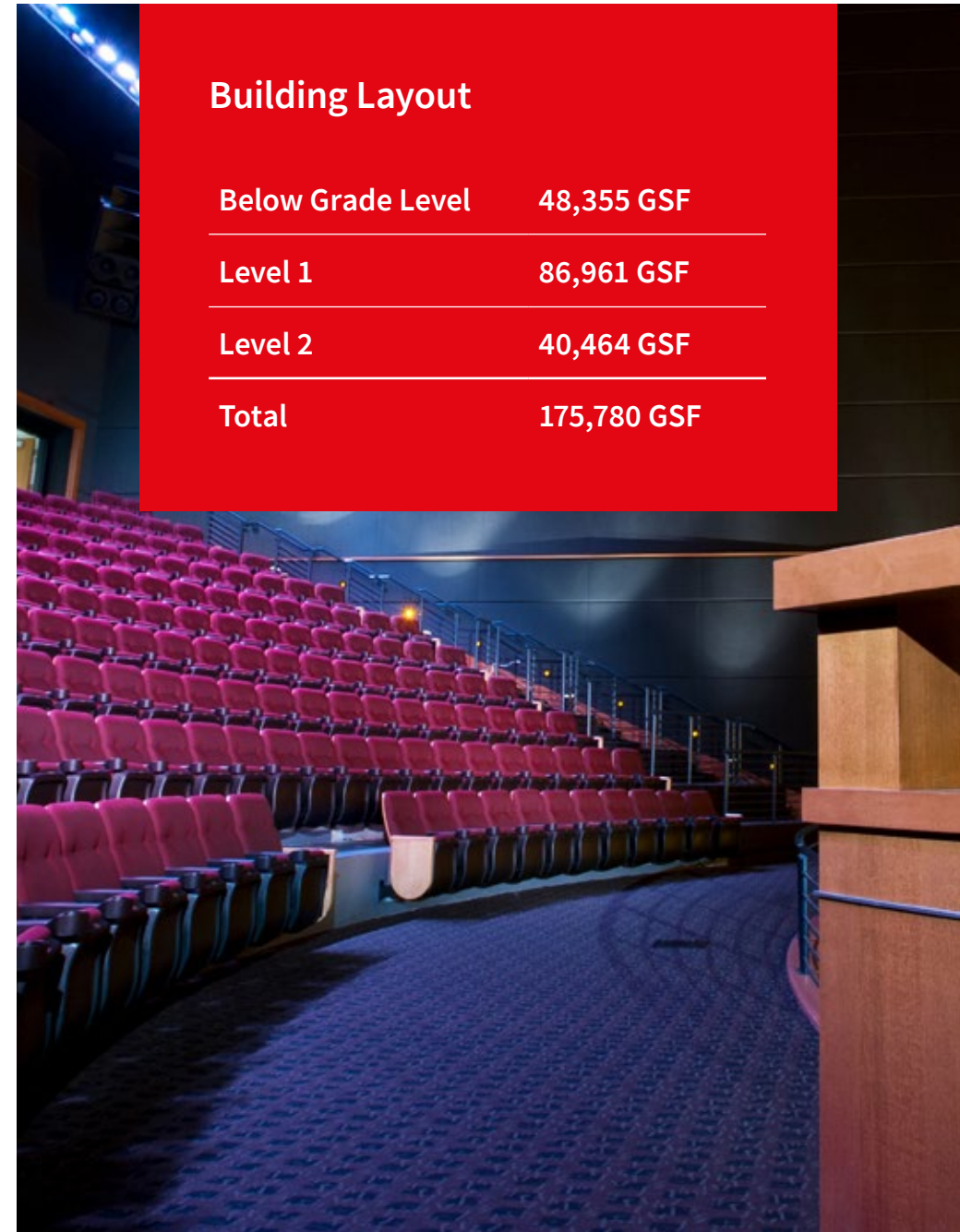
Completed in two phases over 2002 and 2009, the building reflects a contemporary, Prairie-Style architectural design that is ideal for the surrounding environment. As such, the building features a large, south-facing courtyard that maximizes natural light while utilizing architectural features to minimize ambient heat gain in the summer months. All facilities on site have been meticulously maintained to the highest standards by one of the most well respected institutions in Colorado.

Improvements cover approximately
100,000 square feet, or

16.3% of the site

Parking and internal roadways cover
approximately 191,000 square feet, or

31.1% of the site





Building Summary

| | |
|-----------------------------|--|
| Property Name | CU South Denver |
| Address | 10035 S Peoria St, Lone Tree, CO 80134 |
| County | Douglas |
| Zoning | Meridian International Business Center PD - Planning Area B |
| Built | 2002 / 2009 |
| Parking | 442 surface parking spaces |
| Gross Building Area | 175,780 |
| Roof | Ballasted EPDM |
| Water Heating System | <p>2 Cleaver Brooks bent tube boilers</p> <ul style="list-style-type: none"> • input rating 4,500 MBH • output rating of 3,600 MBH |
| Air Handling | The facility is served by five air handling units and one heating and ventilating unit |
| Electric | 2500amps, 277/480volts, 3phase, 4wires; Peak load under current usage is at 71KVA - 20% of the building capacity |
| Fire/Life Safety | 6" fire service connects to a 6" backflow preventer routing to multiple wet fire sprinkler zones and (1) dry fire sprinkler system; The building has fire standpipes and valves in the stairways |
| Water / Plumbing | <p>Domestic water is served by a 3" water tap with 3" meter located in the water and fire entry room on the west side of the building and includes an RP backflow preventer</p> <p>Sanitary sewer is served by a 6" waste line the exits the building on the west near the kitchen and a 6" that exits on the north side</p> |
| Cooling System | 2 Trane RTHC water cooled screw chillers - 214 ton capacity; Building typically only utilizes one chiller |

Southeast Suburban area overview



ROCKY MOUNTAINS

PARK MEADOWS MALL

- Only Retail Resort in Colorado
- Macy's, Nordstrom, Dick's, Apple, Amazon,
- 12 quick service and 13 full service restaurants

DOWNTOWN DENVER 135,000 Employees



DENVER TECH CENTER 11.7MM SF OFFICE



CENTENNIAL AIRPORT

- \$1.39B in annual output
- 7,000 full & part time positions



SAFEWAY

MARRIOTT



PRIME MERIDIAN

- Proposed 1MM SF of office development.

FIDDLER'S GREEN AMPITHEATER

Health ONE Sky Ridge Medical Center
Beyond Your Expectations

charles SCHWAB



RIDGEGATE EXPANSION

- 2,000 acre master planned development
- 10mm SF of new commercial space
- 20,000 new residents, 10,00 new homes

MERIDIAN INTL' BUSINESS PARK



MERIDIAN GOLF CLUB

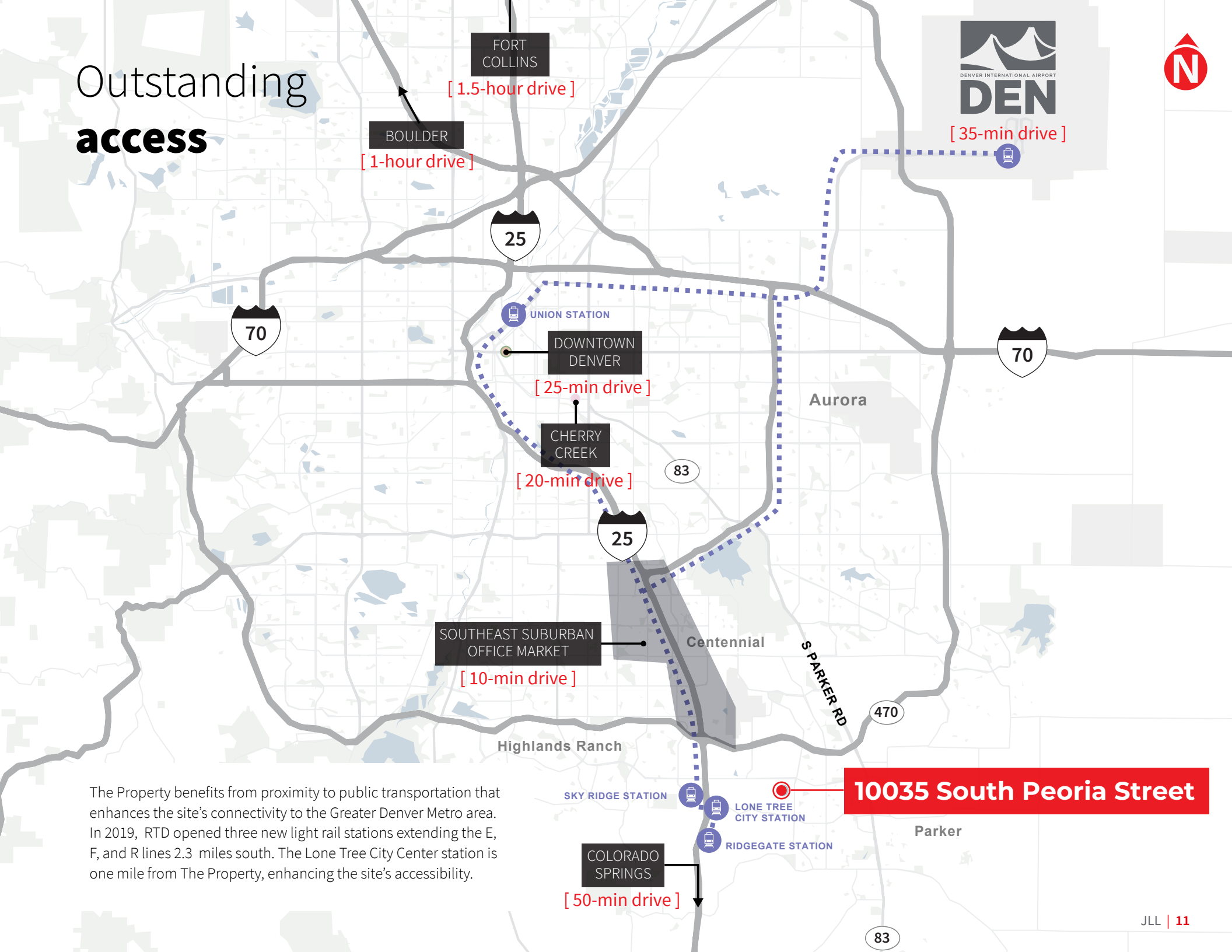
E-470

SUBWAY
Arby's
On the Rox

10035 South Peoria Street



Outstanding access



The Property benefits from proximity to public transportation that enhances the site's connectivity to the Greater Denver Metro area. In 2019, RTD opened three new light rail stations extending the E, F, and R lines 2.3 miles south. The Lone Tree City Center station is one mile from The Property, enhancing the site's accessibility.

10035 South Peoria Street

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***The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.*