



GATEWAY centre

DENVER, CO

GATEWAY CENTRE one. two. three. four.

JLL is pleased to present Gateway Centre, a 100% leased four-building campus home to mission critical facilities for a large base of credit tenants including Boeing, Lockheed Martin and the Federal Aviation Administration. These essential jobs must be done in-person at secured facilities which contributed to Gateway Centre completing 8 transactions totaling over 62,000 square feet throughout Covid.



Gateway Centre offers the rare combination of in-demand property features and substantial upside via strong investment fundamentals.

Situated in the supply constrained Northeast market, Gateway Centre provides unsurpassed connectivity to Buckley Air Force Base (10 minutes) and Denver International Airport (15 minutes), two essential drivers for tenants. Additionally, the Northeast has seen substantial population growth as it is one of the few areas where home builders can develop to scale in housing-starved Denver.

PROPERTY HIGHLIGHTS

299,613 square feet	MARKET-LEADING 5:1,000 SF parking ratio	14 FOOT slab heights	48% OF TENANCY has SCIF space	33% OF TENANCY is credit	\$2.5M IN CAPEX over last 2 years
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Current ownership has begun a successful campaign to convert the building to net lease structures and has also successfully pushed market rents by over 20%, or \$2.00-\$4.00 per square foot. During the pandemic, many tenants maintained full occupancy due to the critical nature of their work, and there was not a single missed rent collection or deferment request from any of the users.

With the completion of recent property improvements and amenities, and pandemic concerns waning, the next investor will be able to finish the conversion of tenant leases and realize upside with mark-to-market of existing rents as tenants roll.

INVESTMENT HIGHLIGHTS

UPSIDE VIA 11% below market rents	HIGH RENEWAL RATES of mission critical tenants	Strong CASH-ON-CASH RETURNS	SIGNIFICANT DISCOUNT to replacement cost
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SCIF Space Drives Value

SCIF space is an acronym for “Sensitive Compartmented Information Facility”, a designation for secure areas in tenant spaces. Tenants with contracts in the national security, defense, space and intelligence sectors are required to reach certain certifications (i.e., data protection and eavesdropping protections) for their suites.

Work with SCIF components cannot be done remotely, which has helped to drive substantial in-person property occupancy at Gateway Centre throughout Covid. The certifications around SCIF and the large investments by the tenants can often exceed \$250/SF, helping drive higher renewal probabilities than the average office user.

TENANTS AT GATEWAY CENTRE WITH SCIF SPACE IN THEIR SUITE

BOEING

GENERAL DYNAMICS

LOCKHEED MARTIN

SAIC

BOOZ ALLEN

ISA

PERATON

STELLAR

DENOVO

LEIDOS

RAMPART

STRATEGEM

Recent Developments around Gateway Centre



HOTEL

GAYLORD ROCKIES

1,500 rooms
500,000 SF convention space

HYATT PLACE PENNA STATION

226 rooms
5,000 SF event space

FAIRFIELD INN

161 rooms

FOUR POINTS

144 rooms



RESIDENTIAL — OVER 20,000 UNITS

PAINTED PRAIRIE

3,200 units

HIGH POINT

713 units

GREEN VALLEY RANCH

12,300 units

CENTRAL PARK

7,400 units



COMMERCIAL

PANASONIC CITYNOW

112,500 SF for Panasonic
Enterprise Solutions

FLYWAY DENVER

Costco anchored 220,000 SF
retail town center



INDUSTRIAL

SUBARU OF AMERICA

550,000 SF training
& distribution center

AMAZON

1 million SF distribution
and sorting center

GENERAL MOTORS

404,000 SF parts
distribution center

WALMART

172,000 SF specialty
distribution center

COSTCO

317,000 SF
distribution center

BEST BUY

252,000 SF
distribution center

SHAMROCK FOODS

1.3 million SF distribution complex
including a 700,000 SF freezer/cooler

SPROUTS FARMERS MARKET

135,000 SF distribution center
[1 of only 6 in the country]

The Story of the Northeast

The Northeast Market sits between Denver's CBD and Denver International Airport, at the confluence of multiple major highway arterials such as I-70, I-225, C-470 and Pena Boulevard. Since the completion of Denver International Airport in 1996, the area has become a key location for the growth of the Denver Metro, particularly over the last several years with substantial development of commercial and residential space.

Gateway Centre is uniquely positioned at the crossroads of the surging growth in the Northeast Market. With the higher-cost infill locations between Gateway Centre and the Denver CBD to the West, and the increasing residential and industrial developments to the East, the Investor can acquire this high-quality campus and not worry about exposure to new spec office development in the area.

Area Infrastructure Investment Drives Long Term Value

Fronting both I-70 and Peña Boulevard, Gateway Centre benefits from prominent visibility along these key arterials and offers tenants such as Boeing and Leidos irreplaceable branding with building signage. There are numerous large-scale infrastructure projects in the area that further enhance Gateway Centre's position.



In 2016, the A-Line commuter rail system opened up directly linking Denver International Airport with downtown Denver and the Southeast Suburbs. One of these train stations, Gateway Park, is located only a few minutes away from Gateway Centre.

Currently, I-70 is undergoing a massive \$1.2 billion upgrade as part of Colorado's 'Central 70' project which is reconstructing a 10-mile stretch of this critical arterial and will ultimately enhance Gateway Centre's connectivity to the Denver CBD upon completion in 2023.

Peña Boulevard is also undergoing a \$30 million renovation to accommodate the growth of traffic at Denver International Airport and improve the traffic flow for tenants who come from the airport and neighborhoods like Green Valley Ranch.



HOTEL



RESIDENTIAL



COMMERCIAL



INDUSTRIAL



SCHOOL



LIGHT RAIL
STATION

Proximity to Key Tenant Demand Drivers

One of Gateway Centre's critical advantages lies with its proximity to both Buckley Air Force Base and Denver International Airport. Tenants such as Boeing, Lockheed Martin and General Dynamics all conduct operations with Buckley, while other non-military tenants including Brinkmann, Primoris and TJX rely heavily on the highway and airport connectivity for their day-to-day business needs at the property.

BUCKLEY AIR FORCE BASE

Buckley's primary functions include space-based surveillance and communication systems, missile warning systems and ground satellite stations. It also hosts the Space Delta 4 group, the 743rd Military Intelligence Battalion and support for other personnel including the Air Force Reserve Command and the Colorado Army National Guard. With a \$1.3 billion impact on the Denver economy and a growing line of defense units, Buckley Air Force Base is indispensable for many of Gateway Centre's tenants.



DENVER INTERNATIONAL AIRPORT

Developed from the ground-up in 1996, Denver International Airport (DEN) remains the first large-scale completely new airport in the United States. As Denver's exponential economic growth has fostered large increases in business & residential travel, DEN has kept pace and today is only 1 of 4 airports in the entire U.S. that offers capability to reach 99% of the U.S. population within a 4 hour flight. Internationally, DEN has grown its direct connections to 28 destinations including Tokyo, Paris, and Munich. To help continue growth of this vital hub, DEN is undergoing a major \$1.5 billion terminal and gate expansion which will allow for an even greater experience for travelers and increasing connectivity for area tenants who rely heavily on corporate and customer travel in and out of this vital hub.



**#1 FOR DOMESTIC
FLIGHTS IN 2020**

**#7 BUSIEST AIRPORT IN
THE WORLD IN 2020**

Sought After Property Features

Gateway One, Two and Three are four-story concrete buildings which offer clean, 14' slab heights ideal for users seeking a modern look or extra space for additional mechanical needs. The efficient 20,000sf rectangular floorplates offer tenants competitive optionality for their buildouts and minimize the corridors required on each floor.

Gateway Four is a single-story structure with slab height of nearly 16', providing incredible volume and natural light and also a critical level of security for tenants such as Lockheed Martin and the Federal Air Marshal.

The parking ratio at Gateway Centre is 5 spaces per 1,000 square feet, which includes a covered garage for executive parking. This level of exclusivity and high parking ratio is another key differentiator relative to Gateway Centre's competition.

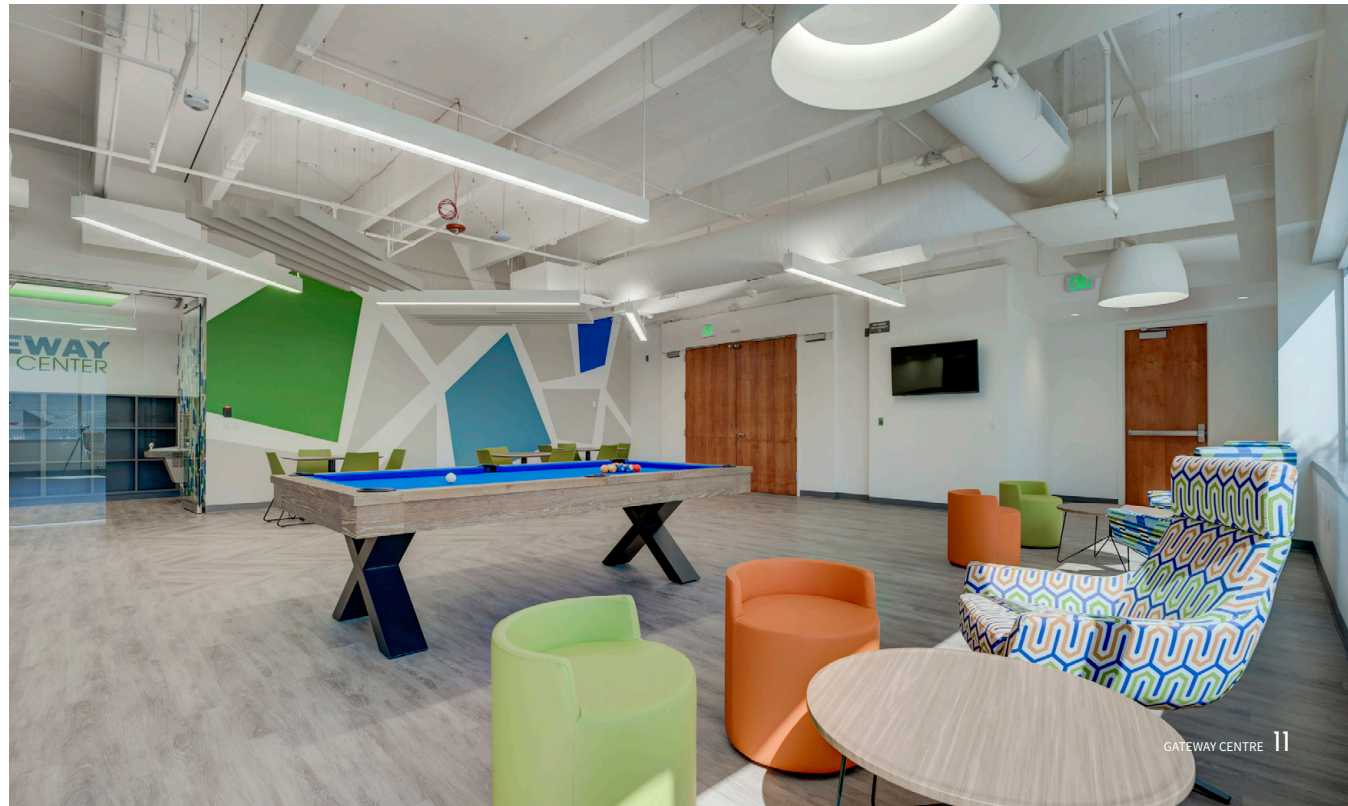




Substantial Recent Investment

Current ownership has invested heavily in amenitization of the campus including a new fitness center complete with state-of-the-art equipment and on-demand personal classes, newly-built showers and locker rooms. When it is time to take a break, tenants can either grab a snack or play pool in the new lounge, or get fresh air outside at the Wi-Fi enabled fire-pit patio.

Current ownership has driven substantial rent increases at the Property over the last 2 years, even before the recent improvements. These increases have averaged over 20% of prior rents, or \$2.00-\$4.00/SF. With the improvements now complete and the economy re-opening rent growth will continue for the next investor.



A ONE OF A KIND OFFICE CAMPUS



Gateway Centre stands without rival in the supply constrained Northeast market, an area seeing huge population & commercial growth.

Its best-in-class features, location and accessibility helped drive over 62,500 square feet of leasing since the start of the pandemic. The mission-critical SCIF tenancy provides high renewal probability and the recent capital investments at the Property ensure stable cash flow for the next investor.



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