

THE
FILLMORE
BUILDING



THE OFFERING

The Fillmore Building

Jones Lang LaSalle Americas, Inc. (“JLL”), on behalf of BMC Investments (“Sponsor” or “Developer”), has been exclusively retained to present the investment opportunity on The Fillmore Building (“Development”, “Building” or “Property”), Cherry Creek North’s (“CCN”) newest and most distinguished office building.

The Property, located in the heart of Cherry Creek North, is the most ideally located office building in the Denver Metro. The Building is designed by 4240 Architecture and consists of 90,529 SF of pre-leased office space as well as 9,581 SF of ground floor retail which will be anchored by the nationally acclaimed restaurant Le Colonial for a total of 100,110 SF.

The Property was 100% pre-leased before breaking ground and presents the market with an impeccably designed and incredibly well-located jewel box office building in one of the country’s strongest submarkets. So much more than a workplace, The Fillmore Building is a destination for the most discerning tenant. Featuring a material palette that sets the overall tone of elegance, the Property offers tenants and guests concierge services, 2.0:1,000 valet parking, cyclist-centric amenities, and 7 floors of light filled space with two thoughtfully located outdoor terraces on the 2nd and 6th floors.

Construction on the Development commenced in April 2022 and the Building is on schedule with delivery expected November 2023. With Cherry Creek North’s current vacancy rate of 1.4%, extremely limited future development opportunities, and new construction office buildings achieving 99% pre-leasing on average, The Fillmore Building offers the Investor a first class, 100% pre-leased building with record-setting rents in one of the country’s landmark office and lifestyle destination neighborhoods.

Investment Summary

ADDRESS: 255 Fillmore St, Denver, CO 80206

OFFICE SF: 90,529 SF

RETAIL SF: 9,581 SF

TOTAL SF: 100,110 SF

100% PRE-LEASED

WALT: 10.3 Years

DELIVERY DATE: November 2023

TENANTS: First-class roster of 7 high-quality tenants across diverse industries

DESIGNED FOR DENVER'S MOST DISCERNING TENANT

The Fillmore Building provides tenants with the highest level of finish and a design that gets every detail right. The open-air lobby features porcelain tile floors, slatted white oak walls, and polished marble slab, setting the stage for an inspiring experience.

PRIVATE 2,045 SF 6TH FLOOR TERRACE
with exceptional views

13' SLAB-TO-SLAB CEILING HEIGHTS WITH 9'2" WINDOWS

15,436 SF TYPICAL FLOOR PLATE
floors 3-5

SECURE TWO-LEVEL PARKING GARAGE
with 2.0:1,000 valet parking, EV charging stations, and a rear entrance which optimizes building frontage along Fillmore Street

LE COLONIAL
a boutique, world-class restaurant

NANAWALL FOLDING DOOR SYSTEM
allowing lobby guests to engage with the perfectly landscaped plaza

HEATED SIDEWALKS

SECURE, CYCLIST-CENTRIC BIKE STORAGE
located on P2 of the parking garage

PROMINENT ENTRY
leading to an expertly curated lobby featuring porcelain floors, white oak wall and ceiling system, and polished marble slab detail

STAIRWAY
nestled amongst well-manicured landscaping providing easy access to the 2nd Floor outdoor terrace

FILLMORE STREET

CHERRY CREEK NORTH

Cherry Creek North has firmly established itself as one of the most dynamic and sought-after markets in the entire country. Cherry Creek North is located 3.5 miles from the CBD and sits at the geographical center of Denver. The 16 square blocks that define Cherry Creek North present residents, visitors, and employees with an abundance of walkable high street hospitality, dining, shopping, living, and entertainment options.

Cherry Creek North features the most high-end residences and hotels and demands the highest office, residential, and retail rents in all of the Denver Metro.

1.7M SF

of office space with 1.4% vacancy rate

65

restaurants offering fine dining, sit down, outdoor and grab-and-go options

760+

high-end and walkable residential units

800

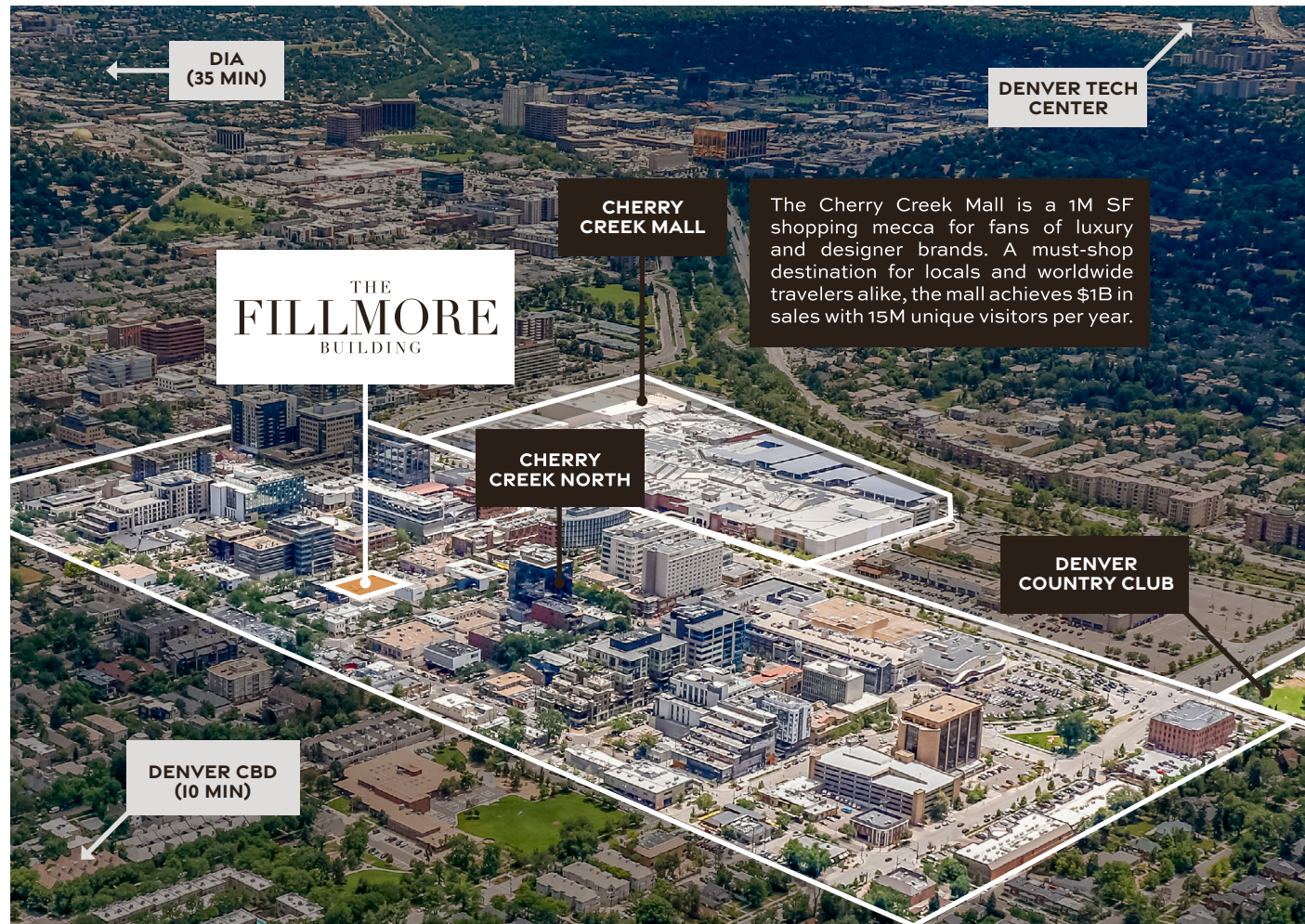
rooms at 5 luxury hotels

300

retail shops and the city's highest concentration of locally-owned stores

3.0 MILES

max distance to where the tenants' C-Suite lives



COVETED LOCATION

The Fillmore Building is ideally situated in the heart of Cherry Creek North, a 16 square block neighborhood known across the nation for luxury, vibrancy, and convenience on an unprecedented scale. Cherry Creek North has quickly emerged as **one of the country's most sought-after locations** for industry leading companies. It is a market where existing tenants want to stay, tenants from other submarkets want to relocate to, and companies from out of state want to be.

The Fillmore Building is located at the center of Denver's true live-work-play neighborhood, surrounded by and walkable to an ever-expanding collection of shops, restaurants, cultural attractions, entertainment options, and residences.

RECENT EXPANSIONS AND RELOCATIONS TO CHERRY CREEK NORTH



IDEAL LEASING LANDSCAPE

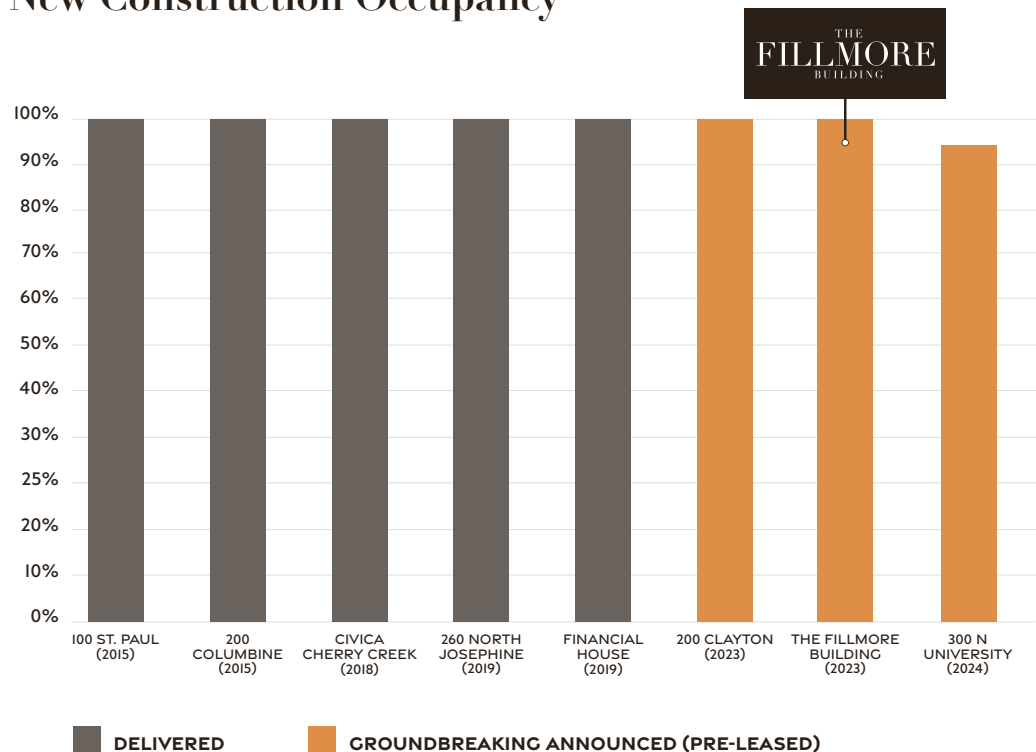
Flight to quality has dominated leasing activity throughout Metro Denver. Over the last 5 years 2016 and newer vintage buildings have never seen a quarter of negative absorption.

The demand for new construction is amplified in Cherry Creek North based on the exceptional quality of recent development paired with the unrivaled urban environment found in this centrally located neighborhood. As a result, **newly constructed and recently announced groundbreakings average 99% leased at delivery.**

Tenant demand far exceeds current availability and planned development combined, resulting in an uber competitive environment amongst credit tenants that are more price insensitive than ever. Tenants in Cherry Creek North have consistently paid the highest rates in the metro and have historically invested significant out-of-pocket dollars in their tenant improvements, resulting in a higher likelihood of renewal and lower residual TI investment from owners.

- **99%** average pre-leased before groundbreaking
- **40% higher rents** than Denver CBD and **22% higher rents** than LoDo
- **\$125/SF out-of-pocket** TI investments from tenants on average
- **7,000 SF average tenant size** in Cherry Creek North, ideal for boutique floorplates
- Industry diversity with strong presence from **professional & financial services** sectors

New Construction Occupancy



FUNDAMENTALS THAT EXCEED EXPECTATIONS

The Cherry Creek North office market has been one of the strongest in the nation, boasting record low vacancy rates, high-water mark rental rates, and continued exponential rental rate growth. Tenant demand in Cherry Creek North is relentless despite extremely limited current availability and a very limited pipeline of possible future office development. Tenants are often competing for spaces 24 - 36 months in advance of their anticipated occupancy at consistently higher rates, with longer lease terms, lower TI, and less free rent than the rest of the metro.

Cherry Creek North is the only submarket to post positive net absorption every year for the past five years, while adding over 330,000 SF of new office inventory during that time.

99%

on average pre-leased development pipeline

30%

increase in rental rates for new construction since 2019

240,000 SF

of leases signed in new construction in 2022



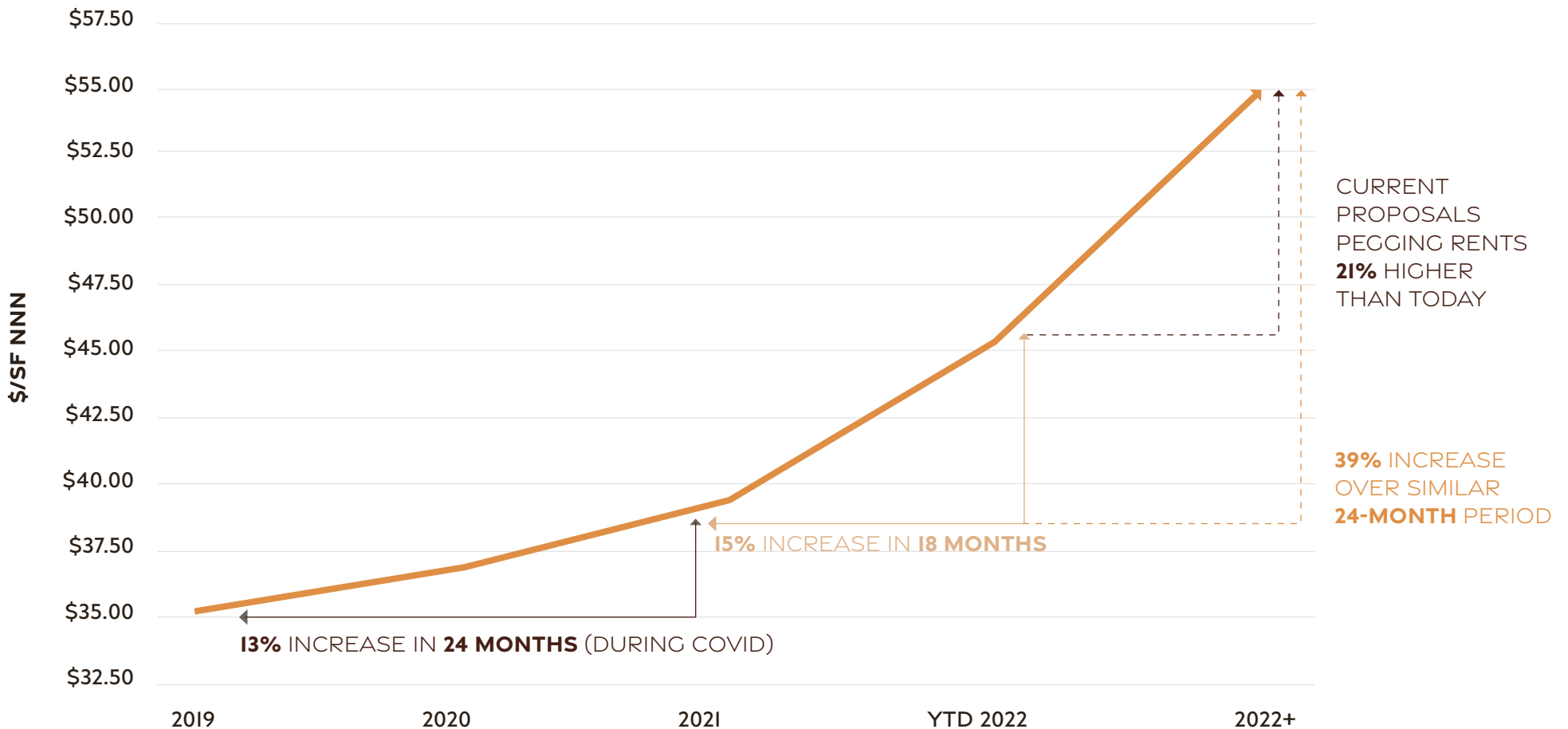
SPACIOUS TERRACES PROVIDE THE PERFECT SETTING
FOR WELLNESS, WORK, AND COLLABORATION



RAMPANT RENTAL RATE GROWTH

Continued rental rate growth has been consistent throughout Cherry Creek North regardless of vintage, but is amplified in new construction. Beginning in 2019 and continuing throughout 2020, NNN rental rates in Cherry Creek North increased by 13% over a 24-month period. In just the past year and a half, the market has seen an additional 15% increase in rates achieved. Based on proposals and LOIs that are currently out in the market, Cherry Creek North is **tracking towards a 39% increase in rates over a similar 24-month period, with no sign of stopping.**

New Construction Rental Rate Growth

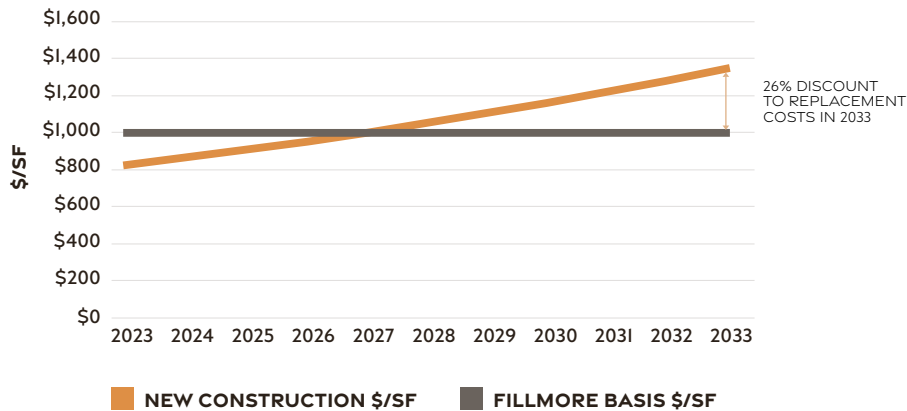


IRREPLACEABLE VALUE

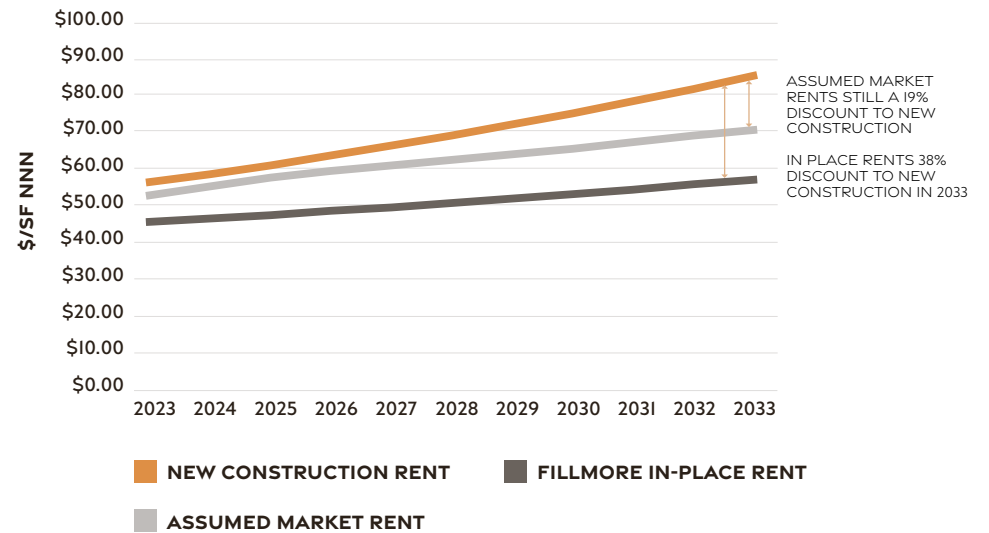
Future development opportunities in Cherry Creek North are incredibly limited as a result of a dearth of available sites, the most expensive land in the metro, as well as strict zoning and design guidelines.

The Fillmore Building presents the unique opportunity to acquire a 100% pre-leased, prominently located, incredibly designed building that offers classic sophistication to modern workforces. The cost of construction and the required tenant rents for any possible future development are a substantial increase over both the in-place rents and the assumed future market rates at the Building.

Replacement Cost Comparison



Rental Rate Comparison





THE
FILLMORE
BUILDING

Investment Advisors

MARK KATZ

Co-Head of West Coast Office
JLL Capital Markets

+1 303 515 8093
mark.katz@am.jll.com

PETER MERRION

Managing Director
JLL Capital Markets

+1 303 515 8026
peter.merrion@am.jll.com

HILARY BARNETT

Senior Director
JLL Capital Markets

+1 303 515 8037
hilary.barnett@am.jll.com

Financing

LEON MCBROOM

Senior Managing Director
JLL Capital Markets

+1 303 515 8008
leon.mcbroom@am.jll.com

Analytical Support

PHILLIP ANDERSON

Vice President
JLL Capital Markets

+1 303 515 8089
phillip.anderson@am.jll.com

KELLY KRAMER

Analyst
JLL Capital Markets

+1 303 515 8024
kelly.kramer@am.jll.com

ANGELA ARNHOLT

Analyst
JLL Capital Markets

+1 303 515 8009
angela.arnholt@am.jll.com

DANIEL GANO

Analyst
JLL Capital Markets

+1 303 515 8073
daniel.gano@am.jll.com