

50,846 SF | FLEX OFFICE | 43% GSA TENANCY | 10.3 YEARS WALT

RAMPART CENTER BUILDING B

7245 S HAVANA ST, CENTENNIAL, CO

EXECUTIVE SUMMARY



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FLEX OFFICE | 100% OCCUPIED | 10.3 YEARS WALT | 15-YEAR FIRM TERM GSA TENANCY*

**First 10 years guaranteed*

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to offer for sale **Rampart Center** (the "Property"). Rampart Center is comprised of **one single story flex office buildings totaling 50,846 square feet located in Denver's Southeast Suburban submarket**. The Property presents a compelling opportunity to enjoy a durable cash stream with the optionality to add flex doors in the future to create more functionality to this asset.

The Property is 100% leased to 4 tenants with a **weighted average remaining lease term of 10.3 years**. In addition, Rampart Center features **43.4% of the gross leaseable area with a AA+ credit rating and the remaining square footage is with well-established companies**, providing a combination of durable cash flow in the near term with significant upside via the addition of rollup doors.

Rampart Center is strategically located in the Southeast Submarket, one of Colorado's most affluent and highly educated areas with the highest concentration of Fortune 500 companies in the state.



ASSET SUMMARY

Property Address	7245 South Havana Street, Centennial, CO
County	Arapahoe
Year Built	1998
Number of Buildings	1
Total Building SF	50,846 SF
Site Size	4.68 Acres
Occupancy	100%
Tenants	4
Avg. In-Place Rent	\$16.04 NNN
Year 1 NOI	\$963,000
WALT	10.3 Years (including GSA soft term to 15 years total term)
Parking	230 Spaces
Parking Ratio	4.52 : 1,000 SF
Parcel Number	2075-27-4-30-002
Zoning	PUD - Mixed-Use

100%
Occupancy

10.3
WALT

50,846
Square Feet

4.52
Parking Ratio

INVESTMENT HIGHLIGHTS



Incredible Leasing Momentum and Occupancy that Outperforms the Denver Metro



10.3 Years of Weighted Average Lease Term Remaining *(GSA has 90-day termination option after 10 years)*



43% of the Rent Roll is GSA with Firm Term (Passport Office)



~\$10,000,000 (\$450/sf) spent on the GSA Suite Improvements



Capital Improvements and Amenities Including a Fitness Center and Community Courtyard



Flex Potential with the Addition of Rollup Doors, Creating Future Value and Functionality



Ease of Accessibility with Proximity to Colorado's Largest Retail Hub

LEASING MOMENTUM & OCCUPANCY

81% OF TOTAL RSF IS OCCUPIED BY NEW TENANTS, BRINGING TOTAL OCCUPANCY TO 100% FOR THE PROPERTY

Recently Signed Leases

There have been 3 signed leases in the past 18 months, for a total of 40,972 SF.





GSA (PASSPORT OFFICE)		STRUCTURAL INTEGRITY ASSOCIATES		SOUTH DENVER FENCING ACADEMY	
Industry	Government	Industry	Engineering	Industry	Fitness
Commencement	6/1/2025 (est. start date)	Commencement	6/1/2024	Commencement	8/1/2025
Area (SF)	22,067	Area (SF)	13,005	Area (SF)	5,900
Starting Rent	\$28.83/SF Gross	Starting Rent	\$15.75 NNN	Starting Rent	\$14.00 NNN
Escalations	6/2030: \$31.20/SF Gross *Automatic Extension Option 6/2035: \$37.37/SF Gross	Escalations	\$0.50 per year	Escalations	2.5% per year



DIVERSE TENANCY

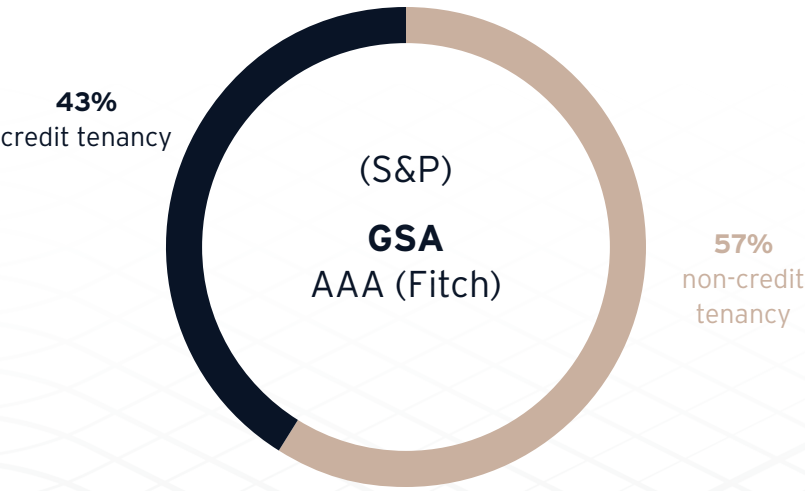
STRONG CREDIT PROFILE & WALT

Rampart Center is currently 100% leased to 4 tenants, of which 43% of the RBA is leased to the GSA (Passport Office). Combined with a long WALT of 10.3 years, a reliable and durable cash flow can be expected during the hold period. The remaining tenancy is a combination of healthcare, fitness, and engineering, all of which show strong performance and growth in their respective industry.

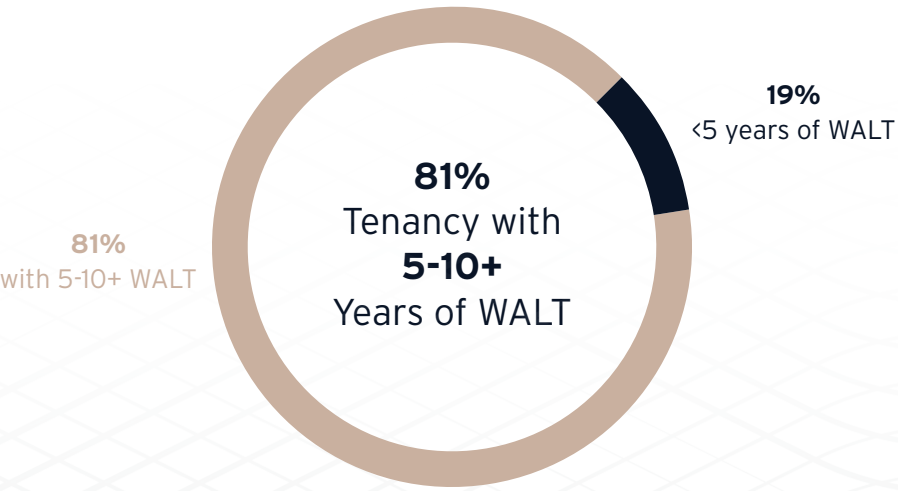
	Tenant	GLA	% of GLA	WALT (Yrs)	Highlights	Industry
	GSA (Passport Office)	22,067 SF	43.4%	15 Years*	AA+ (Fitch)	Government
	Structural Integrity Associates	13,005 SF	25.6%	10.4 Years	Private (National; 9 locations)	Engineering
	JRF Ortho	9,874 SF	19.4%	2 Years	Private (Regional; HQ location)	Healthcare
	South Denver Fencing Academy	5,900 SF	11.6%	9.9 Years	Private (Local; HQ Location)	Fitness

*The GSA lease is 15 years, with a 90 day termination right after the 10th year.

INVESTMENT RATED TENANCY



HEALTHY WALT

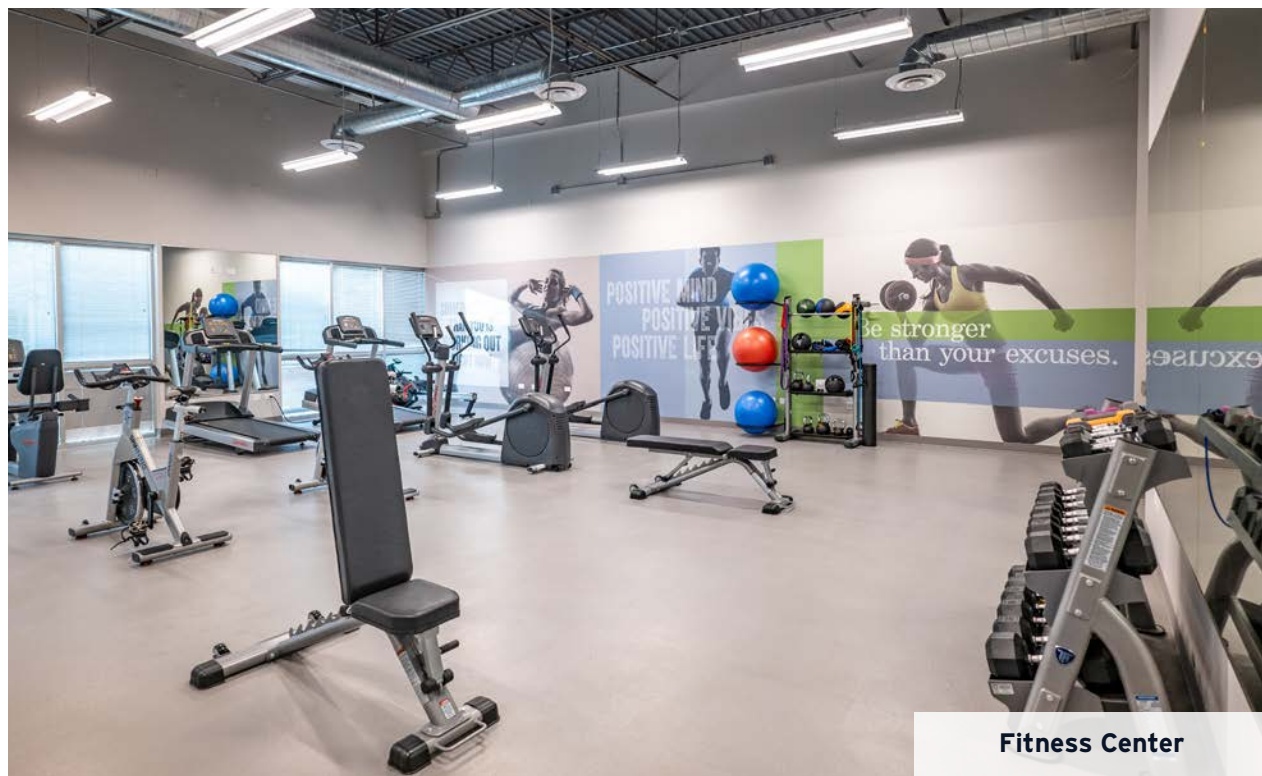




JRF Ortho



Structural Integrity

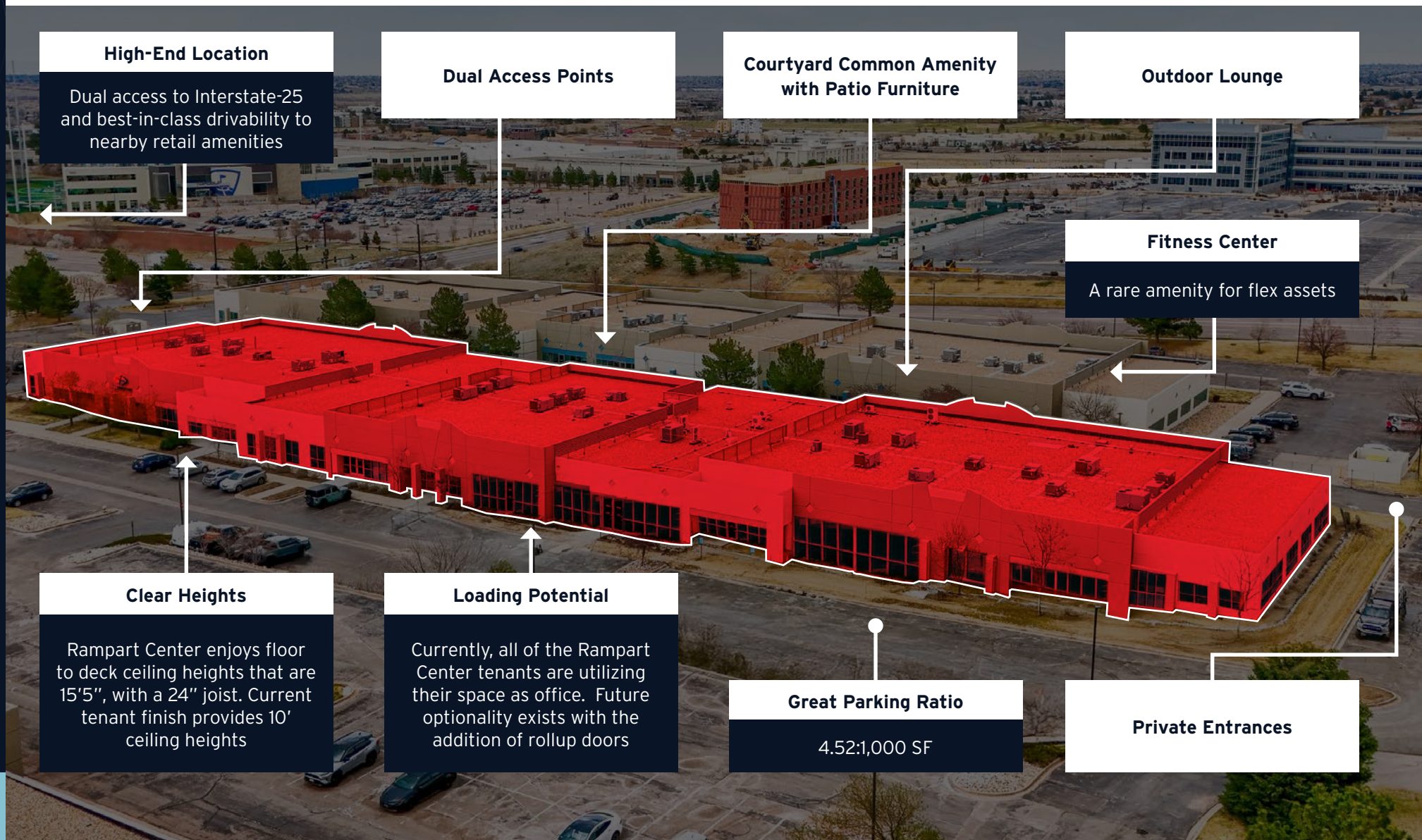


Fitness Center

VERSATILE BEST-IN-CLASS ASSET

WITH OPTIONALITY THAT ATTRACTS A DIVERSE TENANT BASE

Rampart Center is a versatile asset which provides optionality that has attracted a diverse tenant base of healthcare, engineering, and government tenants. The Property is unique in the sense it offers tenants a fitness center, ample parking and an outdoor community space, all within close proximity to dining and entertainment. The Property is also less than a mile from Interstate 25 and only 15 miles to Downtown Denver.



High-End Location

Dual access to Interstate-25 and best-in-class drivability to nearby retail amenities

Dual Access Points

Courtyard Common Amenity with Patio Furniture

Outdoor Lounge

Fitness Center

A rare amenity for flex assets

Clear Heights

Rampart Center enjoys floor to deck ceiling heights that are 15'5", with a 24" joist. Current tenant finish provides 10' ceiling heights

Loading Potential

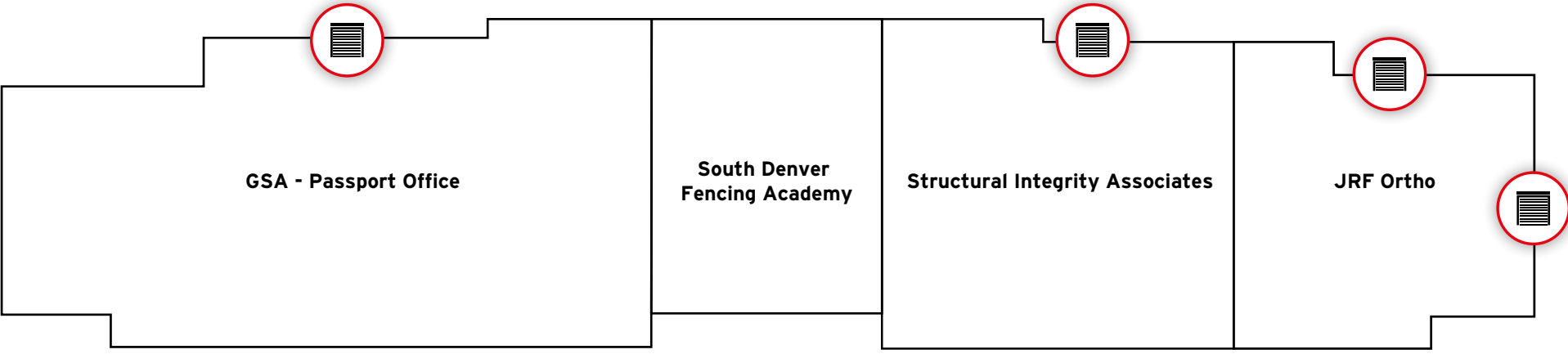
Currently, all of the Rampart Center tenants are utilizing their space as office. Future optionality exists with the addition of rollup doors

Great Parking Ratio

4.52:1,000 SF

Private Entrances

FLEX POTENTIAL



 **Rollup Door Potential**

Rollup Door Example



Rollup Door Information:

Current window height is 8 feet

The cost to add an 8-foot door is \$30,000 - \$50,000
(Per A&B Builders)

Adding a larger door than 8-feet is \$60,000 - \$90,000 to
accommodate structural upgrades

Floor-to-Deck Heights: 15'5"

Floor-to-Joist Heights: 13'5"

Ample Power

IRREPLACEABLE INFILL LOCATION

WITH BEST-IN-CLASS AMENITIES

A driving force in so many tenants and people moving to this area is the desirable quality of life and abundance of amenities at their fingertips. Current and future tenants will be able to enjoy high-end dining, shopping, and entertainment. Nearby retail and entertainment destinations include Bellevue Promenade, The Landmark, Park Meadows Mall, and Arapahoe Marketplace.



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