

MAXAR

EXECUTIVE SUMMARY



A LANDMARK AND ICONIC ASSET IN DENVER'S NORTHERN MARKET

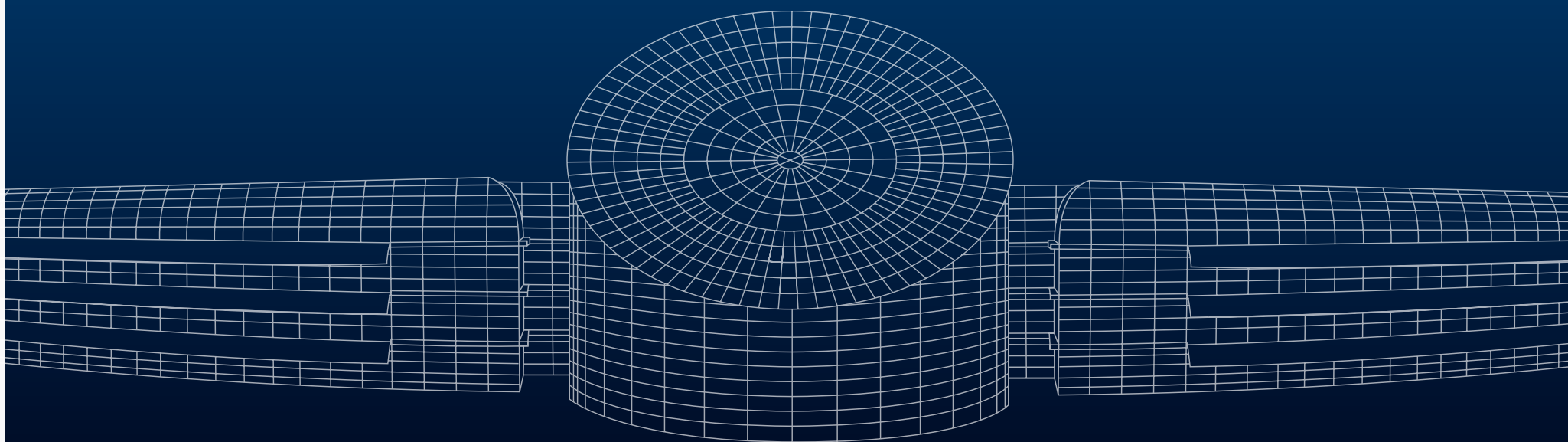


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EXECUTIVE SUMMARY



THE OFFERING

Jones Lang LaSalle, Inc. (“JLL”), as exclusive advisor, is pleased to present the Maxar Technologies Headquarters (the “Property” or the “Asset”), a landmark and iconic asset in Denver’s Northern Suburbs.

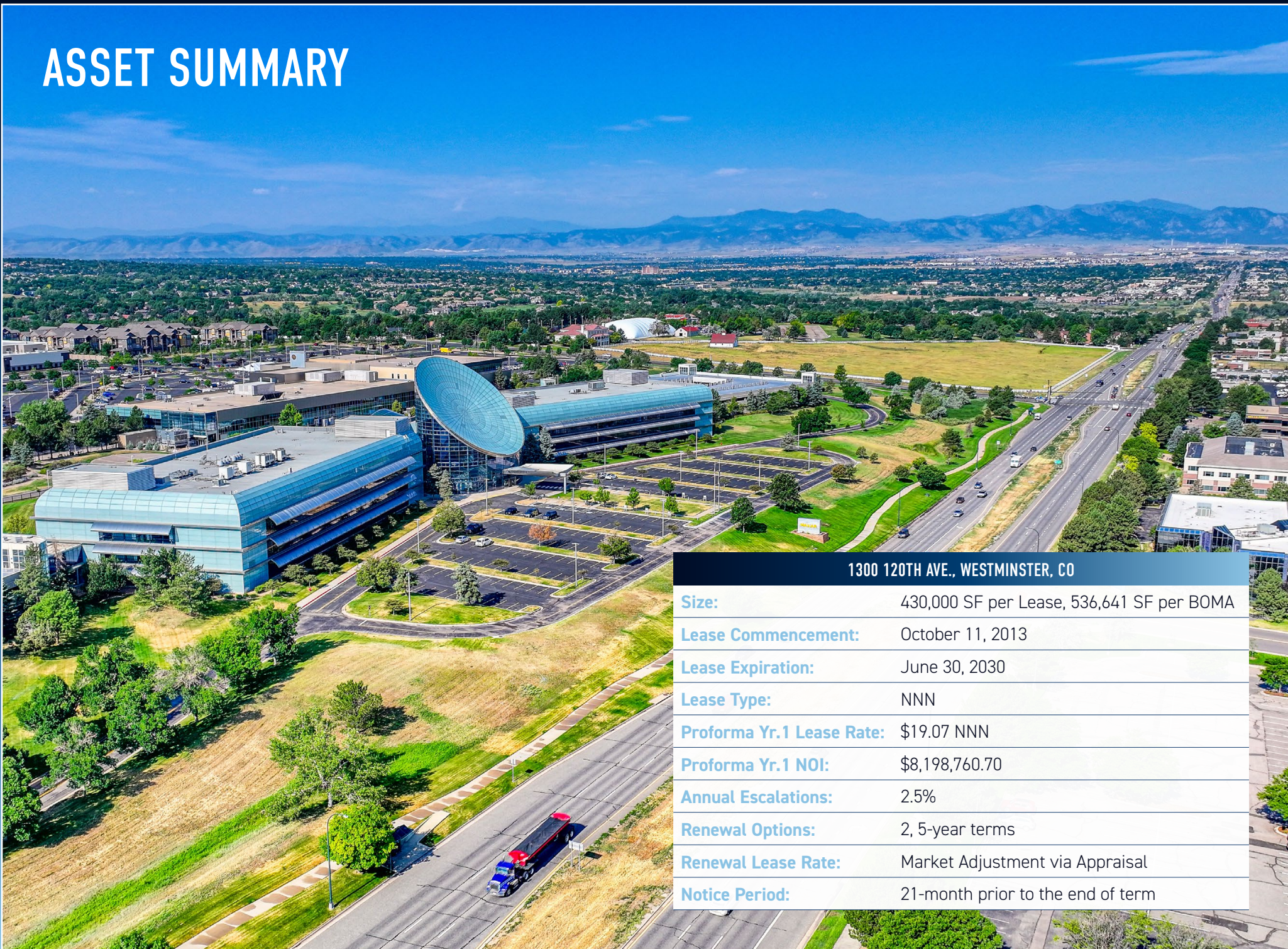
Maxar Technologies is a space technology company specializing in geospatial intelligence, Earth observation, and on-orbit satellite servicing and satellite products. Maxar’s predecessor, DigitalGlobe, signed a 201-month triple net lease that commenced October 13, 2013.

Designed by world-renowned architect, Kevin Roche, and originally built for Avaya, the Property has significant infrastructure and power that Maxar relies on. With the lack of true alternatives of size, scale and functionality, the 1300 120th Avenue opportunity is a compelling opportunity to realize a healthy current yield with long term tenancy potential.

With five years remaining on the original term of the lease and a 21-month notification period for tenant’s intent to renew, the Asset presents a strong covered land play. The 32-acre site is currently zoned for industrial and could accommodate approximately 470,000 SF of industrial development. Furthermore, the site’s potential as a multifamily, residential, or mixed-use development site is equally as strong, assuming a re-entitlement process.



ASSET SUMMARY



1300 120TH AVE., WESTMINSTER, CO

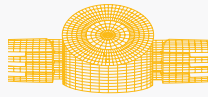
Size:	430,000 SF per Lease, 536,641 SF per BOMA
Lease Commencement:	October 11, 2013
Lease Expiration:	June 30, 2030
Lease Type:	NNN
Proforma Yr.1 Lease Rate:	\$19.07 NNN
Proforma Yr.1 NOI:	\$8,198,760.70
Annual Escalations:	2.5%
Renewal Options:	2, 5-year terms
Renewal Lease Rate:	Market Adjustment via Appraisal
Notice Period:	21-month prior to the end of term

INVESTMENT HIGHLIGHTS



\$40M IN CONTRACTUAL CASH FLOW

There are 56 months remaining on the original 201-month lease term as of December 1, 2025, which equates to \$39,946,340 in NOI.



A LANDMARK ASSET

A distinct and recognizable asset providing a strong identity to users along a heavily traveled arterial in Denver's North Suburbs.



MASSIVE DISCOUNT TO REPLACEMENT COST

It is expected that the Property's current market value will be significantly below what it would cost to replace, which JLL estimates to be over \$600/sf. The corresponding replacement rent at market returns would require \$48 NNN or higher lease rates, nearly 2.5x Maxar's current lease rate.



COVERED LAND PLAY AND A COMPELLING LOCATION FOR FUTURE REDEVELOPMENT

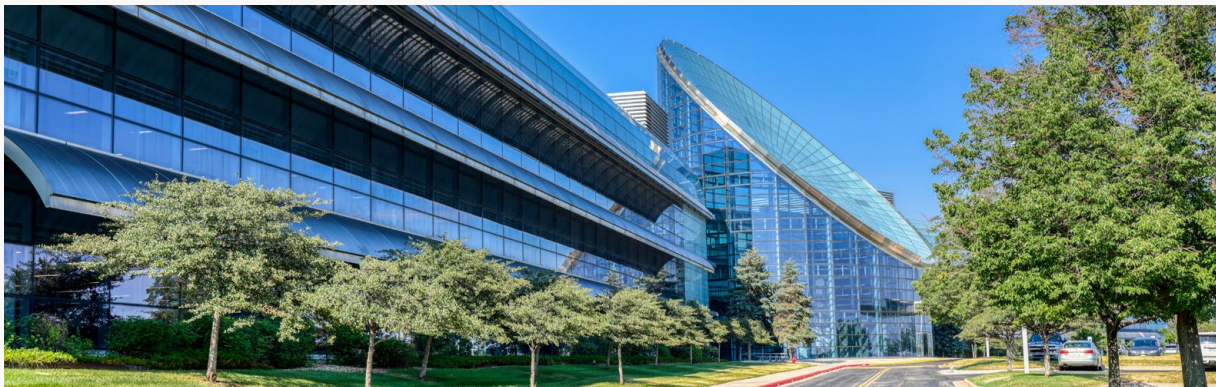
32-acres with frontage on 120th Avenue between Pecos Street and Huron Street, and less than a quarter mile from Interstate 25, the Property's development potential for industrial or residential significantly enhances the residual value.



LIMITED DEVELOPMENT AND LARGE BLOCK AVAILABILITY SUPPORTS STRONG RENEWAL PROBABILITY

Currently, there are no contiguous blocks of direct space available in the North and Northwest Denver Submarkets that are over 180,000 SF.





OFFERING GUIDELINES

Price

Unpriced. Qualified investors are invited to submit all cash offers.

Timeline

A firm bid date will be established at a later date. Finalists will be selected based on a combination of purchase price and structure, sources of capital for the transaction, level of underwriting, and other relevant factors determined by the Seller.

Property Tours

The Asset is a secure facility. Tours will be at the discretion of JLL and Seller. For additional information, please contact:

LARRY THIEL

Managing Director

larry.thiel@jll.com

+1 303 515 8032

JLL Capital Markets, Denver

SEAN WHITNEY

Senior Director

sean.whitney@jll.com

+1 303 515 8036

JLL Capital Markets, Denver

Financing

The Property will be delivered free and clear of existing debt. For debt information, please contact:

WILL HAASS

Director

william.haass@jll.com

+1 303 525 3794

JLL Capital Markets, Denver

Leasing

For additional market and leasing information, please contact:

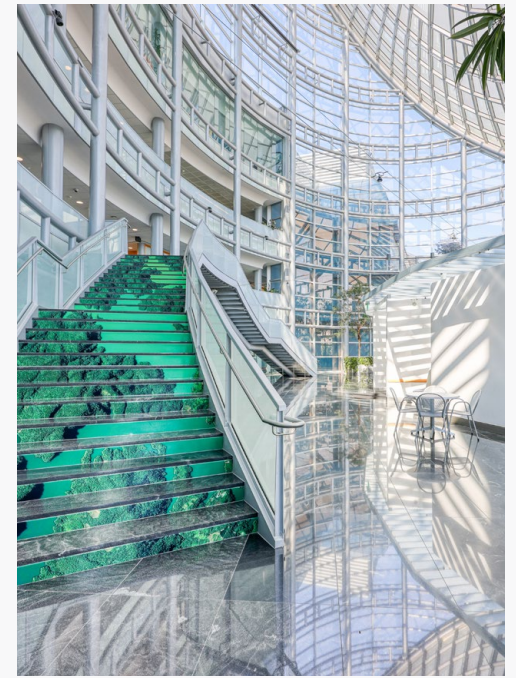
JASON ADDELSPERGER

Senior Managing Director

jason.addlesperger@jll.com | +1 720 217 3403

JLL Brokerage Leasing, Denver





OFFICE INVESTMENT SALES

LARRY THIEL

Managing Director

larry.thiel@jll.com | +1 303 515 8032
JLL Capital Markets, Denver

SEAN WHITNEY

Senior Director

sean.whitney@jll.com | +1 303 515 8036
JLL Capital Markets, Denver

HILARY BARNETT

Senior Director

hilary.barnett@jll.com | +1 303 515 8037
JLL Capital Markets, Denver

MARK KATZ

Senior Managing Director

mark.katz@jll.com | +1 847 274 3316
JLL Capital Markets, Denver

LAND INVESTMENT SALES

CHRIS MUSSELMAN

Director

chris.musselman@jll.com | +1 303 808 3711
JLL Capital Markets, Denver

FINANCING

WILL HAASS

Director

william.haass@jll.com | +1 303 525 3794
JLL Capital Markets, Denver

LEASING

JASON ADDELSPERGER

Senior Managing Director

jason.addlesperger@jll.com | +1 720 217 3403
JLL Brokerage Leasing, Denver

ANALYTICAL & PRODUCTION SUPPORT

CARTER BROWN

Analyst

carter.brown@jll.com | +1 410 952 6616
JLL Capital Markets, Denver

CRAIG CORDERO

Analyst

craig.cordero@jll.com | +1 949 531 8710
JLL Capital Markets, Denver

AMY NOBLE

Senior Graphic Designer

amy.noble@jll.com | +1 303 515 8087
JLL Capital Markets, Denver

JESSY CHULICK

Production Associate

jessy.chulick@jll.com | +1 303 515 8004
JLL Capital Markets, Denver

