

5700 DTC

P A R K W A Y

OFFERING MEMORANDUM

GREENWOOD VILLAGE, CO





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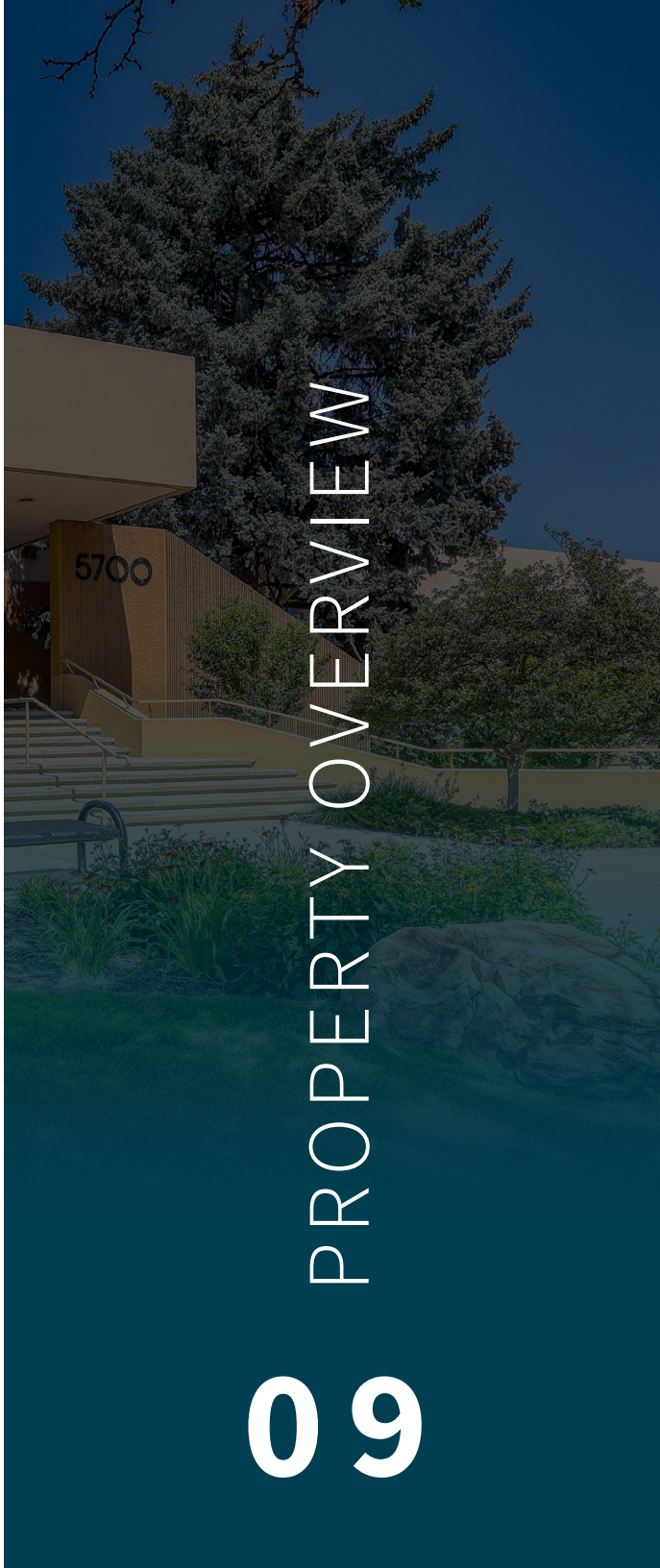
04

EXECUTIVE SUMMARY



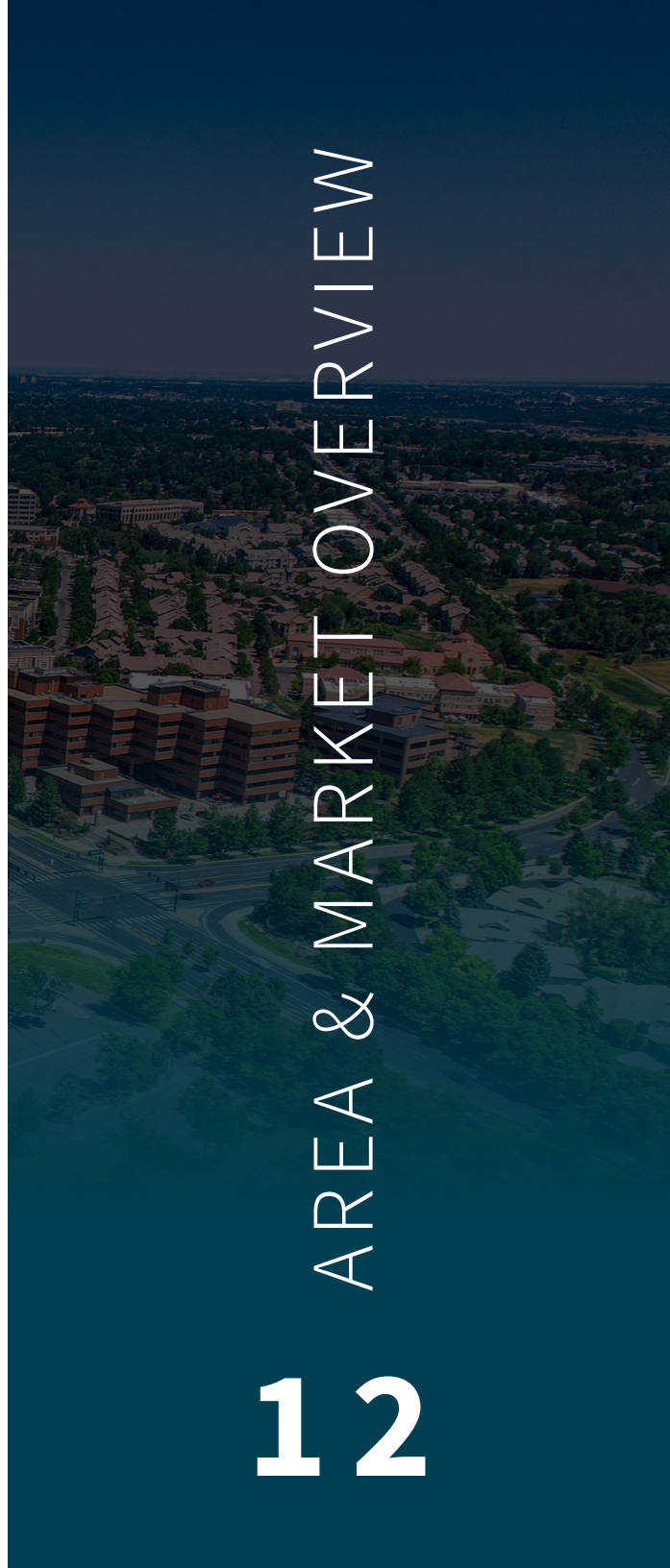
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PROPERTY OVERVIEW



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AREA & MARKET OVERVIEW



5700 DTC

P A R K W A Y

EXECUTIVE SUMMARY

THE OFFERING

Jones Lang LaSalle, Inc. (“JLL”), as exclusive advisor, is pleased to present 5700 DTC Parkway (the “Property” or “Asset”), a two-story, 52,931 square foot office building in Greenwood Village, Colorado. Built in 1974 on 4.92 acres at the southwest corner of DTC Parkway and DTC Boulevard, the Property has served as a Wells Fargo Service Center for the past 30+ years. Wells Fargo currently occupies the Property and intends to vacate following a short-term leaseback.

The Property features an 8,300 square foot data center, 9+ foot ceilings, floor to ceiling window line, exterior private offices, conferencing center, large break area, outdoor seating and 26,500 square foot floor plates.

Zoned Town Center (TC) in Greenwood Village, 5700 DTC Parkway presents an investor or user the optionality to reposition or redevelop on a highly intriguing site in the Denver Tech Center (“DTC”).



INVESTMENT HIGHLIGHTS



PHENOMENAL DTC LOCATION
in prestigious Greenwood Village



**HIGHLY FUNCTIONAL
OFFICE BUILDING**
with compelling attributes



**SIGNIFICANT REPOSITIONING
OPPORTUNITY**



**MOVE-IN READY OWNER/USER
OPPORTUNITY**







5700 DTC

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PROPERTY OVERVIEW

PROPERTY SUMMARY

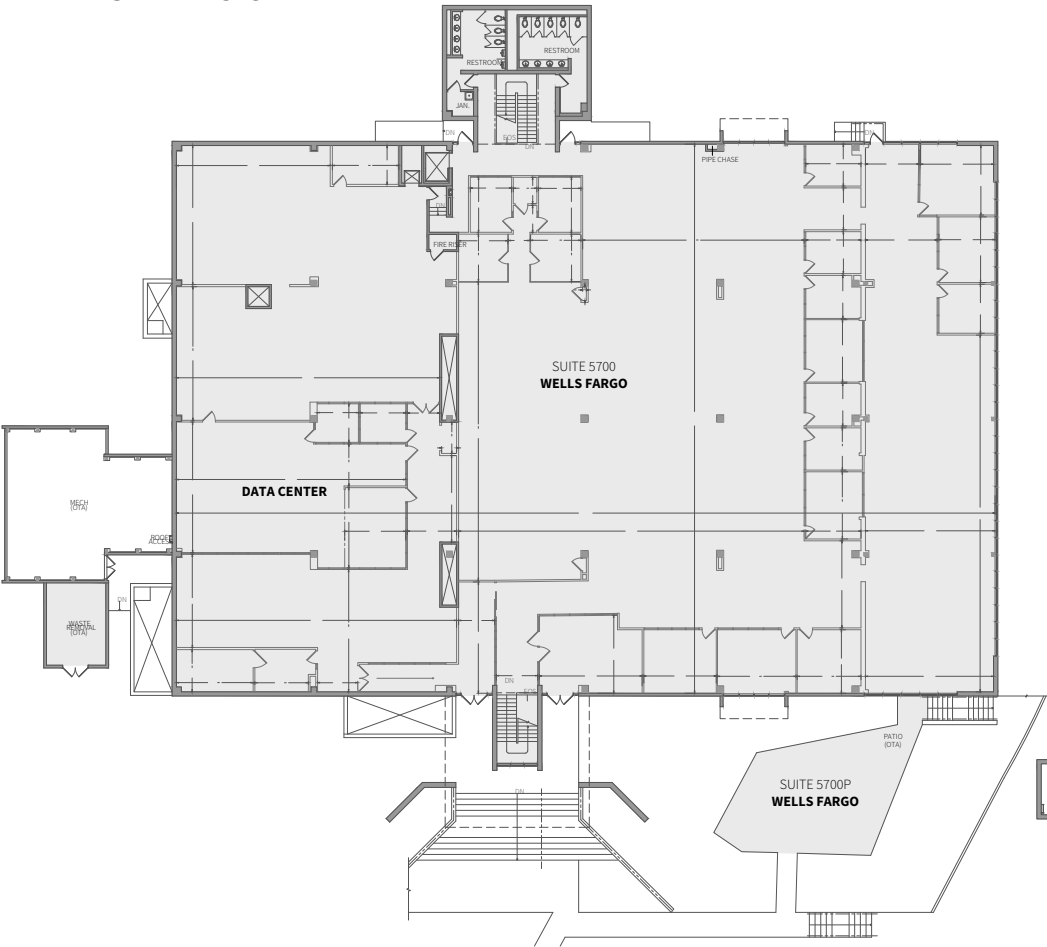


5700 DTC PARKWAY, GREENWOOD VILLAGE, CO 80111

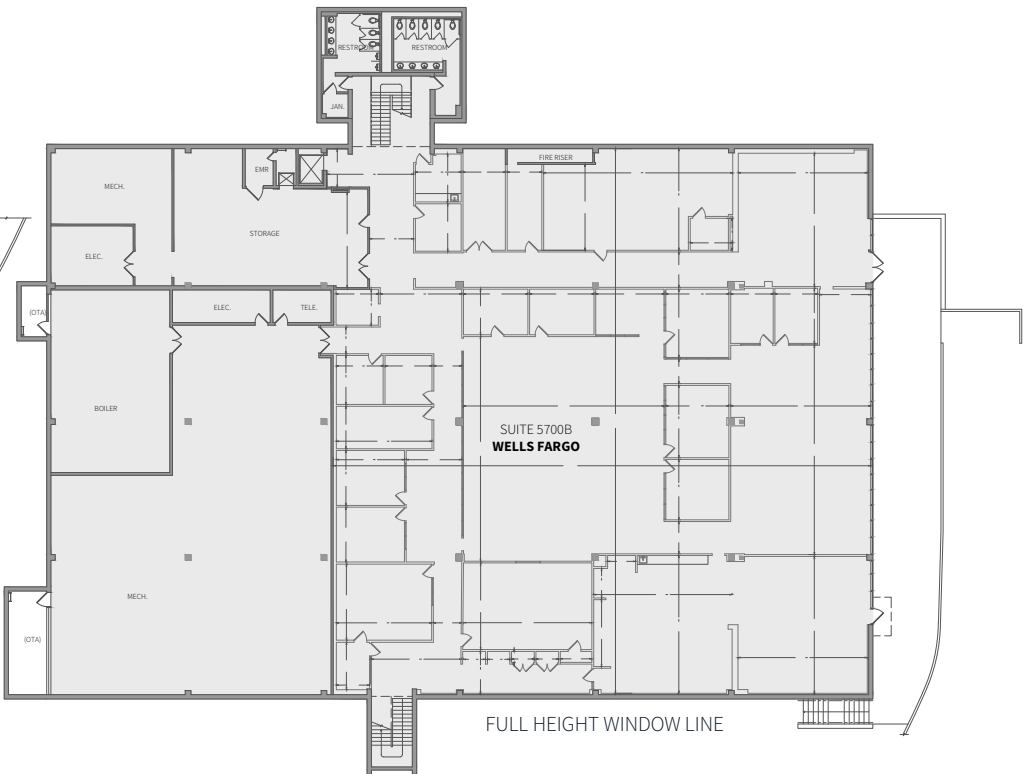
YOC:	1974
Rentable Area:	52,931 SF
Load Factor:	1.25
Land Size:	4.92 Acres
Zoning:	Town Center (TC) District
Parking:	153 parking spaces, 2.2 per 1,000
APN:	2075-16-4-05-026

FLOOR PLANS

FIRST FLOOR



GARDEN LEVEL



5700 DTC

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AREA & MARKET OVERVIEW

THIS IS

DENVER

Denver and Boulder compose two of the country's most sought-after markets, driven by robust job growth, diverse industry bases, and educated labor forces. These centrally located cities offer an appealing blend of compelling career opportunities and an exceptional quality of life, making them sought-after destinations for modern living and dynamic workplaces.

#5

STATE IN THE U.S. FOR THE HIGHEST
EMPLOYMENT LEVEL IN AEROSPACE

U.S. Bureau of Labor Statistics, 2023

#3

STATE IN THE U.S. WITH A
BACHELOR'S DEGREE OR HIGHER

World Population Review, 2024

#7

COLORADO IS RANKED #7 IN NET GAIN
OF TECHNOLOGY JOBS IN 2023

Denver Business Journal, 2023

#4

COLORADO RANKED #4 FOR
ECONOMY/BUSINESS ENVIRONMENT

U.S. News and World Report

#3

BOULDER IS THE 3RD BEST PLACES
FOR YOUNG PROFESSIONALS TO
LIVE

Real Estate US News, 2023

#11

FOR WORKFORCE

CNBC, 2023

#5

FOR EDUCATION

U.S. News and World Report

#1

RED ROCKS IS THE 'HOTTEST MUSIC
VENUE IN THE COUNTRY'

Denver.org, 2023

9

FORTUNE 500 COMPANIES BASED
IN DENVER

PCG Group, 2024

#16

COLORADO IS RANKED THE 16TH
BEST STATE IN 2024

KYGO, 2024

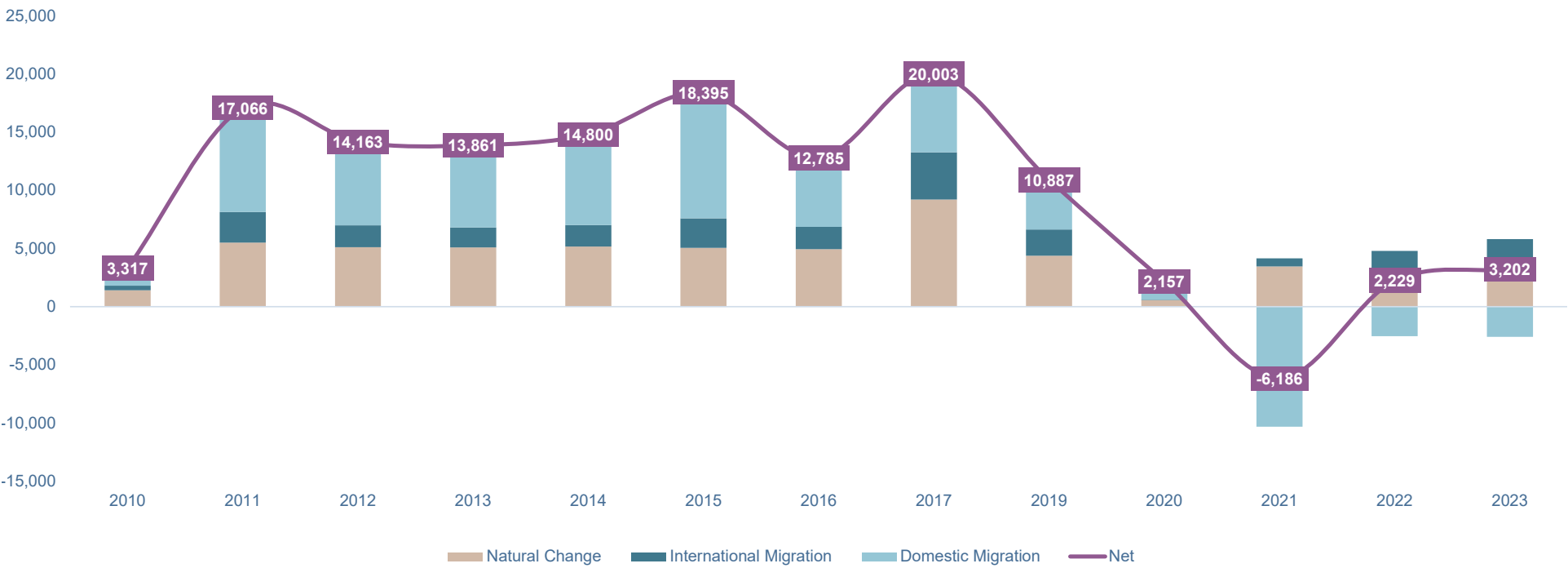
POPULATION + RESIDENTIAL

DENVER’S POPULATION HAS GROWN SUBSTANTIALLY OVER THE PAST DECADE, SUPPORTED BY A STRONG ECONOMY, HIGHLY EDUCATED WORKFORCE, AND A DESIRABLE QUALITY OF LIFE.

POPULATION RECOVERY

Unlike other west markets, Denver county saw minimal negative migration in 2021, quickly recovering positive indicators in 2022 and 2023.

DENVER COUNTY NET MIGRATION



COLORADO RANKS

1ST

as a relocation city for skilled workers aged 25-44
Crowdspring, 2024

709K

people in Denver County
World Pop, 2024

62%

of the population participate in the workforce
CDLE, 2024

DENVER METRO’S POPULATION HAS GROWN BY

94% SINCE 1990

Macro Trends, 2024

DENVER'S RESIDENTIAL POPULATION CONTINUES TO EXPAND

TRADITIONAL GATEWAY MARKETS ARE LOSING TO DENVER



USAToday, 2024

5 TOP STATES

Stacker, 2024

#1

US News, 2024

THE SOUTHEAST OUTPERFORMS

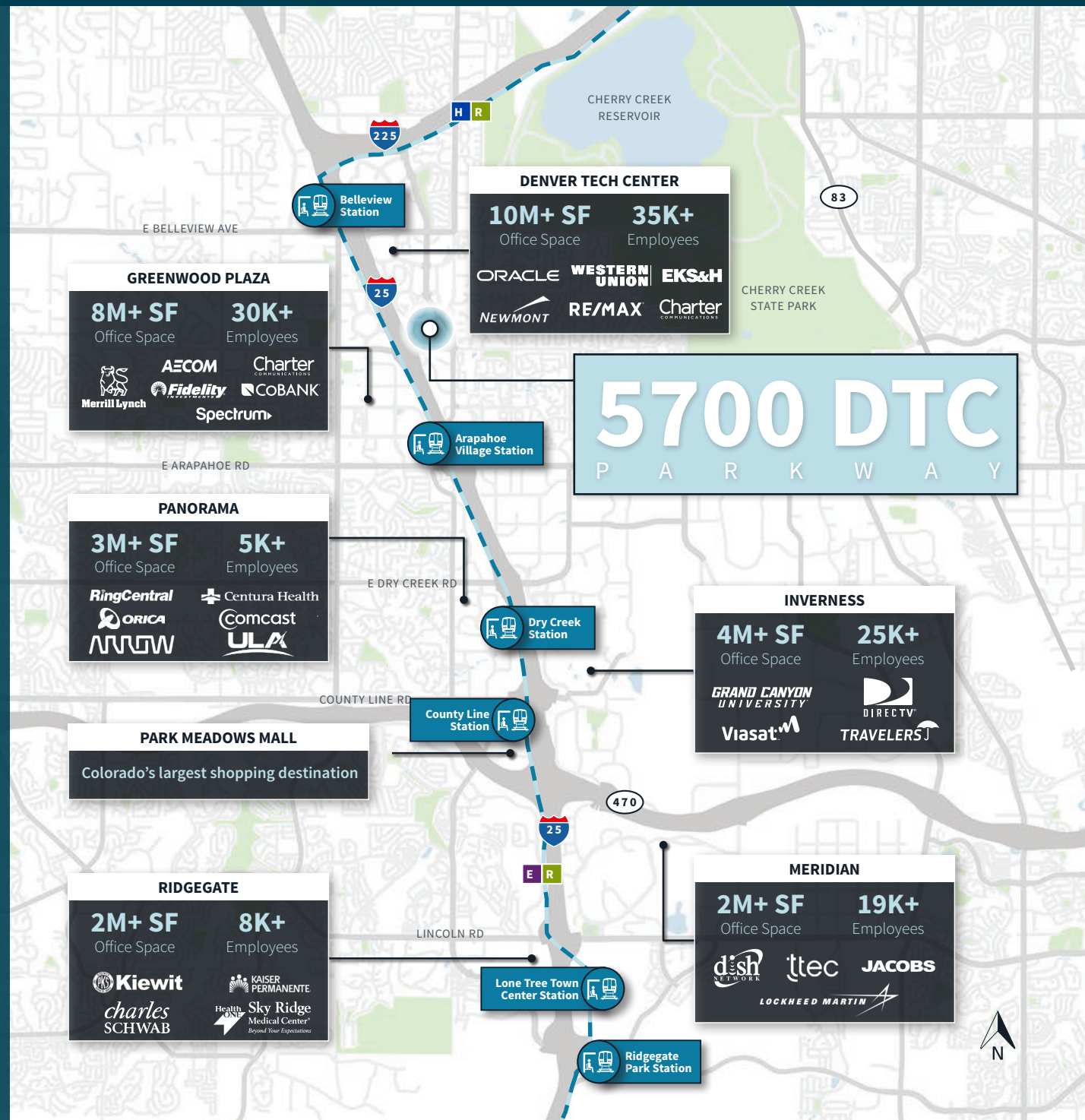
AND BOASTS THE
GREATEST CONCENTRATION
OF CORPORATE USERS &
CREDIT TENANTS

5700 DTC's convenient freeway access, proximity to multifamily, executive and employee housing base, highly educated workforce, and concentration of retail and hotels make it one of the city's most unique office locations.

SOUTHEAST SUBURBS OUTPERFORM THE CBD

The Southeast Suburban market has a direct vacancy rate of 21.9% overall, besting the Denver CBD's 33.0% direct vacancy.

The Southeast features Cherry Creek Schools, a top-five school district in Colorado according to Niche.



RESIDENTIAL GROWTH

SOUTHEAST SUBURBAN

5700 DTC offers tenants urban benefits, while still being in a suburban area, avoiding longer commutes and enjoying more recreational activities at a much lower cost of living. There is significant completed and planned development in nearby areas including Fiddler's Green, Lone Tree, and Castle Rock that will bring more housing, retail, dining, and hospitality to the Southeast Suburban submarket.



RIDGE GATE

Ridge Gate is a master-planned 3,500 acre community in Lone Tree, Colorado. The community cultivates the live-work-play lifestyle by integrating an ecosystem of beautiful natural open space, dynamic shopping, dining and wellness districts, and back-door access to the light rail and I-25. The development project will continue through 2030 and create over 50,000 jobs.

PROMENADE AT CASTLE ROCK

The Promenade is a 166 acre mixed-use center poised to redefine modern living in Castle Rock, Colorado. Developed by Alberta Development Partners, LLC, this development features a vibrant mix of residential, commercial, and recreational spaces.

THE AVANT

The Avant at Westray is a newly constructed Luxury residence. Designed with efficiency and comfort in mind, the property boasts 337 luxury units, 458 parking spaces, and 4,116 SF of boutique retail, accompanied by a pristine location in the City of Centennial, making this the ideal building for people seeking hospitality-level service, tailored amenities, mountain views, and world-class restaurants.

THE CANYONS

The Canyons is an expansive residential development located just under 10 miles south of the Inverness area. As Metro Denver's 2022 "Community of the Year", The Canyons offers the ideal suburban lifestyle with ample amenities, easy access to I-25 and close proximity to Castle Pines central retail shopping centers.

BELLEVUE STATION

The Bellevue master-planned 55 acre mixed-use development offers residents unmatched access to local office space, metro-wide connectivity, and modern retailers. It is centrally located next to the Bellevue light rail station and directly off of I-25.

COMPETITIVE SET

						
	5700 DTC	5750 DTC PKY	ORCHARD CENTRE	PARK PLACE	YOSEMITE OFFICE CENTER	ATRIUM PLACE @ DTC
Address	5700 DTC Pky	5750 DTC Pky	5775 DTC Blvd	5690 DTC Blvd	5655 S Yosemite St	5675 DTC Blvd
Year Built / Renovated	1974	1979/1999	1977/2012	1983	1982	1980/2013
Parking Ratio	2.20 : 1,000 SF	4.33 : 1,000 SF	3.18 : 1,000 SF	5.12 : 1,000 SF	3.19 : 1,000 SF	2.78 : 1,000 SF
Rentable Building Area	52,931 SF	29,820 SF	126,994 SF	178,220 SF	71,083 SF	45,752 SF
% Leased	0.0%	72.8%	59.5%	40.1%	89.2%	100.0%
Availability %	100.0%	55.3%	63.7%	54.2%	17.7%	0.0%
Available SF	52,931 SF	16,477 SF	80,835 SF	96,653 SF	12,610 SF	0 SF
Max Contiguous Available SF	52,931 SF	15,670 SF	80,835 SF	25,084 SF	7,656 SF	0 SF
Asking NNN Rate	\$18.00/SF	N/A	\$7.41/SF	\$16.77/SF	\$11.20/SF	N/A
Operating Expenses	\$8.12/SF	N/A	\$12.59/SF	\$7.73/SF	\$13.30/SF	N/A
FSG Rate	\$26.12/SF	N/A	\$20.00/SF	\$24.50/SF	\$24.50/SF	N/A



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