



CRESCE^NT VI

8400 E Crescent Pkwy | Greenwood Village, CO





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EXECUTIVE SUMMARY



The Offering

Jones Lang LaSalle (Colorado), L.P. (“JLL”) has been exclusively retained to offer the sale of Crescent VI (the “Property” or the “Offering”), a distinctive and iconic 134,741 square foot, six-story Class A office building prominently positioned in the premier Greenwood Village submarket. This architecturally significant clocktower landmark commands exceptional visibility along Bellevue Avenue while providing immediate access to Denver Metro’s most affluent talent pool and executive population.

The Property benefits from superior accessibility to major transportation corridors including Interstates 25 and 225, positioning tenants within minutes of downtown Denver, Denver International Airport, and the broader Front Range employment corridor. The immediate proximity to high-income demographics has catalyzed significant retail development along the Bellevue Avenue corridor, creating a dynamic mixed-use environment featuring premier dining establishments, upscale retail, and essential services that enhance tenant attraction and retention.

Developed by Shea Properties in 1998, Crescent VI exemplifies institutional-grade construction and design with a hospitality style lobby, nine-foot drop ceiling heights on floors two through six and fourteen-foot ceilings on floor one, partial floor-to-ceiling windows maximizing natural light, and premium finishes throughout. The building features efficient rectangular floor plates averaging ~23,500 square feet that deliver superior space planning flexibility and high rentable-to-usable ratios, accommodating both full-floor users and mid-size tenants. Additional amenities include 495 total parking spaces, of which 47 are covered, providing a favorable 3.6:1,000 parking ratio, and the building maintains both LEED Gold and Energy Star certifications, reflecting its commitment to sustainability and operational efficiency.



Crescent VI represents an exceptional core investment opportunity with 99.5% occupancy anchored by a high-quality, diversified tenant roster and an approximate 4.3-year weighted average lease term. This fully stabilized, cash-flowing asset offers immediate income certainty with embedded rental growth, making it ideally suited for investors seeking core assets in Colorado's resilient Denver Tech Center market.



Investment Highlights

-  **Top Quality, Fully Stabilized Asset** with 4.3 Years of WALT
-  **Significant Mark-to-Market Opportunity**
-  **Walkable to High-End Retail** Including Bellevue Promenade and Marina Square
-  **Fully Amenitized Property** with Hospitality Style Lobby, Common Conference Rooms, Fitness Center, and Grab & Go Market
-  **Efficient 23,500 SF** Rectangular, Center-Core Floor Plates
-  **3.6/1,000 SF Parking** with Executive Garage Attached to Property
-  Located Within **Denver's Highest Performing Tenant Market**
-  **High-Image Executive Building** with Stunning Glass Lines
-  **Unique Park Setting** Adjacent to Water Features, Amphitheater and Walking Trails



Amenity Rich Location That Continues to Get Better

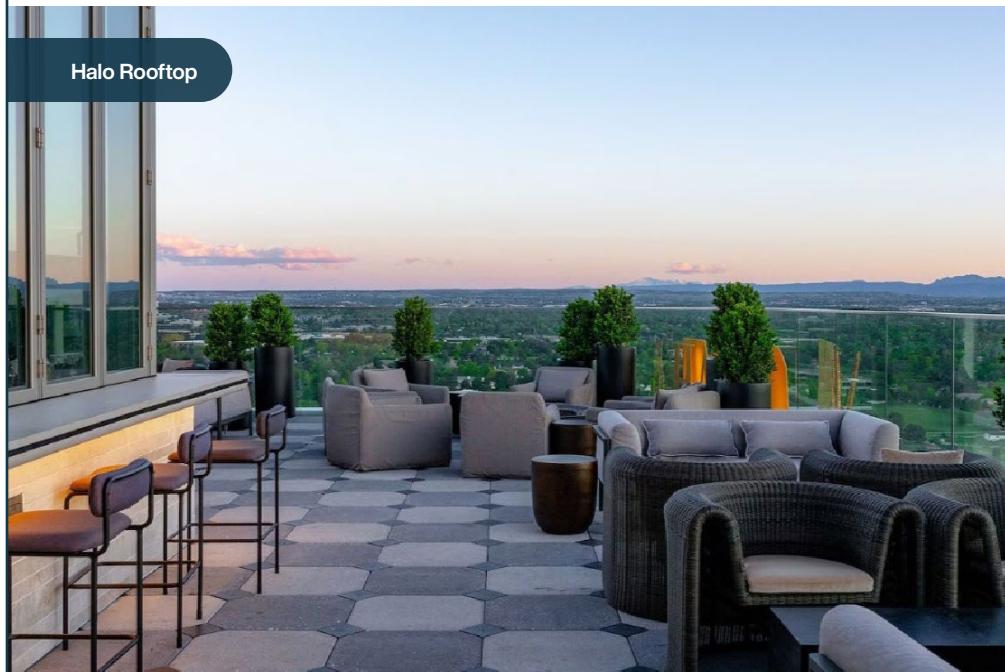
Belleview Promenade



Marina Square



Halo Rooftop



Shanahan's



La Loma



Offering Procedure

Offering Process:

A bid date will be provided. Qualified investors are encouraged to submit all cash offers.

Timeline:

An offer date will be set and notified to investors accordingly. Best offers will be selected based on the most competitive terms, including price, discretion, available capital, underwriting, and due diligence time-frames. While Seller prefers to sell both buildings as a portfolio, Seller will consider offers for individual assets.





CRESCE VI

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