



# HARLEQUIN PLAZA

EXECUTIVE SUMMARY

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# EXECUTIVE SUMMARY

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# THE OFFERING

Jones Lang LaSalle, Inc. ("JLL"), as exclusive advisor, is pleased to present Harlequin Plaza (the "Property"), a generational opportunity in Denver's prestigious Greenwood Village submarket. Harlequin Plaza is comprised of two office buildings totaling 329,926 square feet on 18.07 acres. Lender-owned, and currently 59.2% leased with 2.7 years of WALT, Harlequin Plaza presents a value-add investor the opportunity to acquire one of the most relevant assets in the market at a reset basis with an anchor tenant looking to expand and extend their term.

An original John Madden Development, Harlequin Plaza was thoughtfully designed to incorporate timeless elements, such as continuous and sawtooth window lines to capture Colorado mountain views, underground executive parking, three- and four-story atriums, and a 46,000 square foot plaza connecting the two buildings with outdoor seating.

Harlequin Plaza has maintained a differentiated offering relative to its competition. In addition to its base building attributes, Harlequin Plaza has a market leading fitness center with showers and lockers with towel service, an on-site café, multiple conferencing centers, a tenant lounge, a putting green, EV charging stations, an on-site ATM, ample storage, card key access, and a tranquil campus feel that is adjacent to a park.

Harlequin Plaza offers investors multiple avenues to value creation. With a reset basis, the base case is a thoughtful spec suite plan targeting the underserved mid-size tenant in a submarket that has proven to be resilient over time. Additionally, Harlequin Plaza's 18.07 acres presents a compelling opportunity to add density to the site given the surrounding residential and retail developments in progress within the City of Greenwood Village.



# INVESTMENT HIGHLIGHTS



PRESTIGIOUS  
GREENWOOD  
VILLAGE LOCATION



A TRUE HQ-QUALITY ASSET  
WITH AN ANCHOR TENANT  
LOOKING TO EXPAND



SIGNIFICANT  
DISCOUNT TO  
REPLACEMENT COST



REPOSITIONED ASSET  
WITH A DIFFERENTIATED  
AMENITY SET



BUSINESS PLAN  
OPTIONALITY,  
INCLUDING MIDSIZED  
SPEC SUITES & RETAIL  
DEVELOPMENT

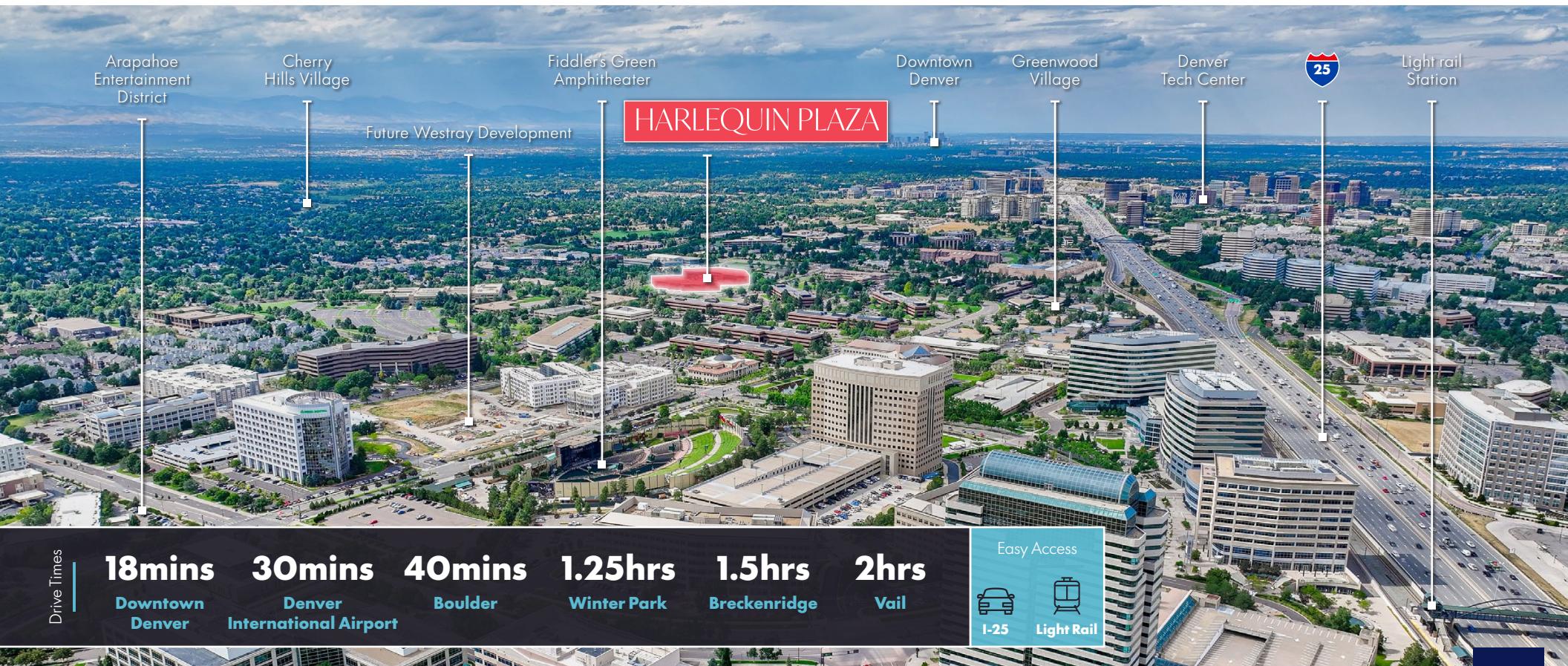


# PRESTIGIOUS GREENWOOD VILLAGE LOCATION

Situated in Greenwood Village, Harlequin Plaza enjoys a prime location within the Denver's traditionally strong Southeast market on the west side of I-25. Greenwood Village houses the majority of Denver's Fortune 500 headquarters, making it one of the city's most successful office markets historically.

Most notably, Greenwood Village boasts the greatest concentration of large corporate users due to its proximity to both workforce housing and executive neighborhoods. Harlequin Plaza's adjacency to the Arapahoe at Village Center Light Rail Station and ease of access to I-25, while retaining stunning western views, makes it unique amongst its competitive set. Positioned directly between the Orchard and Arapahoe I-25 interchanges, The Property offers outstanding accessibility for local tenants, with two highway connection points.

With close proximity to a market-leading amenity set in Fiddler's Green Circle, the Arapahoe Entertainment District, and a variety of transit options, Harlequin Plaza is an ideal HQ location for growth companies as evidenced by three recognized companies establishing their headquarters there.



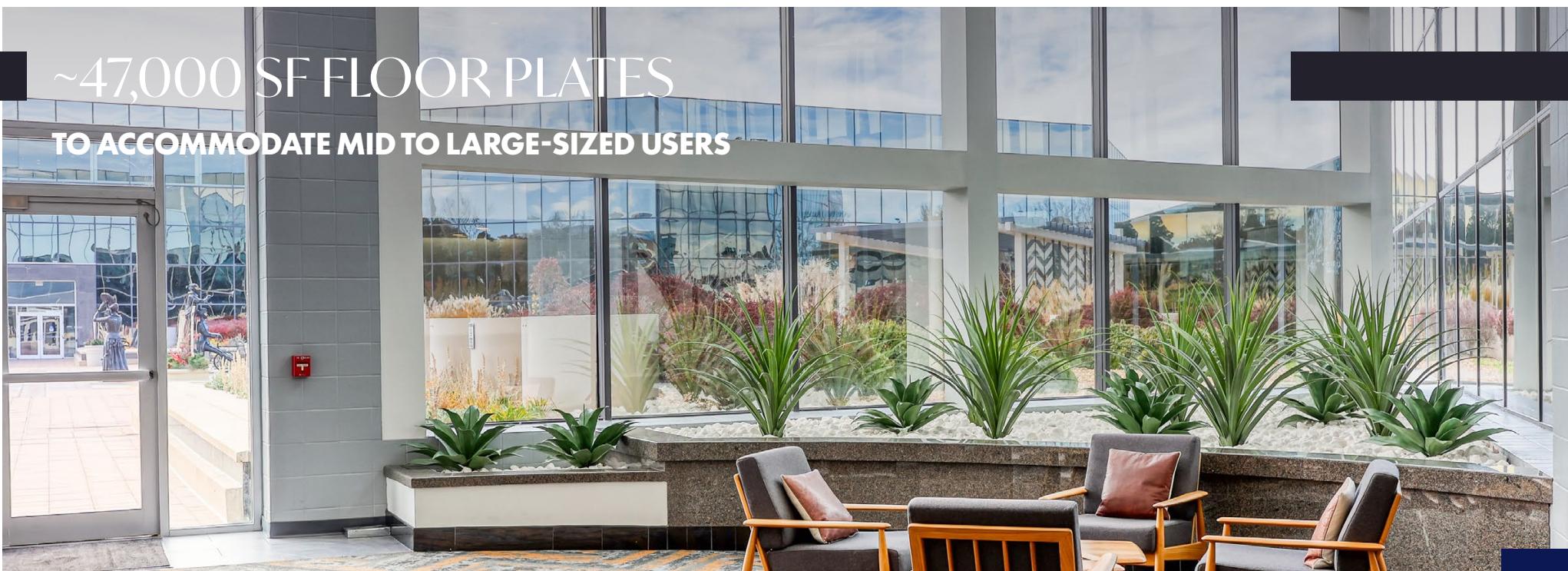
# HIGH QUALITY & THOUGHTFULLY DESIGNED CORPORATE HEADQUARTERS ASSET



# SAWTOOTH DESIGN TO MAXIMIZE NATURAL LIGHT AND ENHANCE MOUNTAIN VIEWS



**~47,000 SF FLOOR PLATES  
TO ACCOMMODATE MID TO LARGE-SIZED USERS**



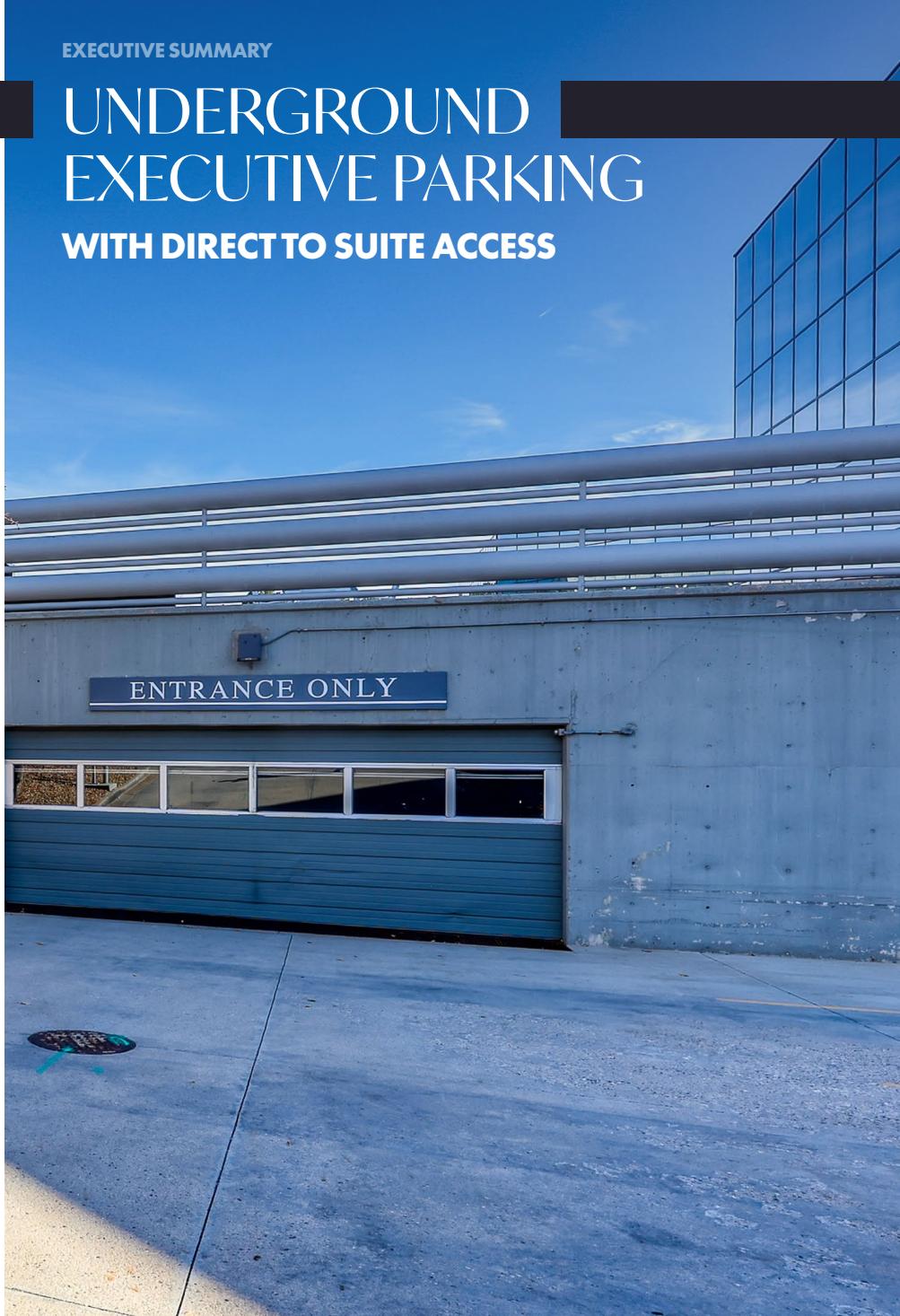
# REFLECTIVE GLASS

## CURTAIN WALL WITH A CONTINUOUS LINE

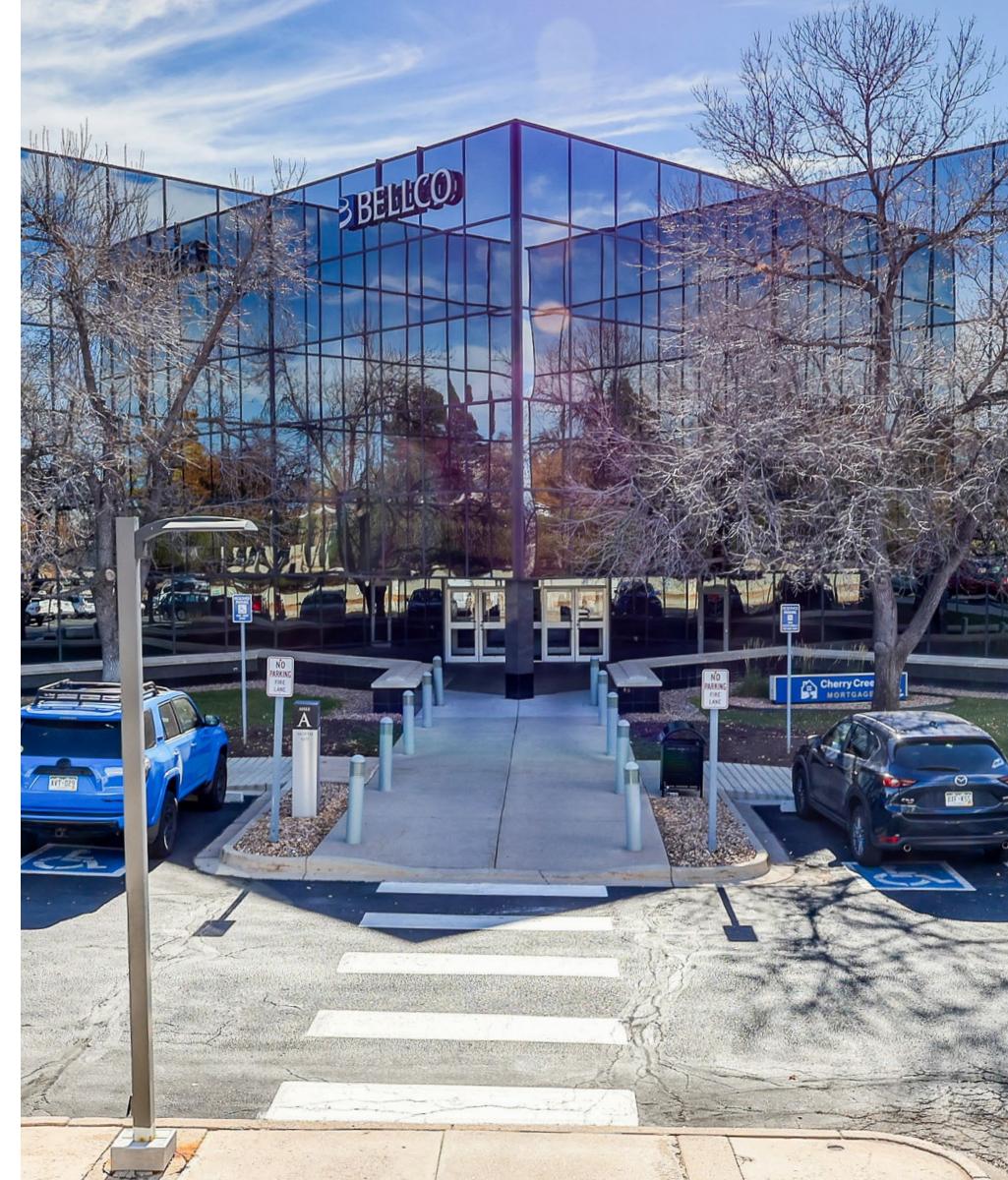


# UNDERGROUND EXECUTIVE PARKING

WITH DIRECT TO SUITE ACCESS



# CORPORATE SIGNAGE AND POTENTIAL NAMING RIGHTS



## Replacement Cost Comparison

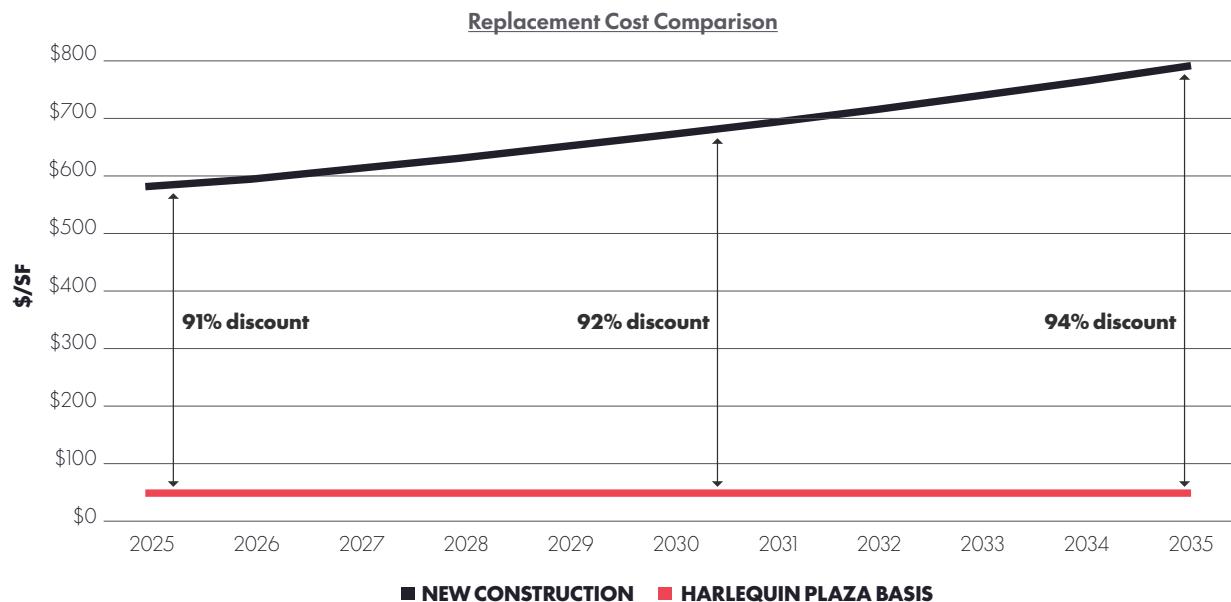
The acquisition basis of Harlequin Plaza is a substantial discount to today's replacement cost and will grow over time as construction costs annually escalate.

# DISCOUNT TO REPLACEMENT COST

**Harlequin Plaza presents an exceptional investment opportunity to acquire a uniquely positioned piece of Greenwood Village at a basis that is already a 91% discount to replacement cost.**

## Discount To Replacement Cost Rent

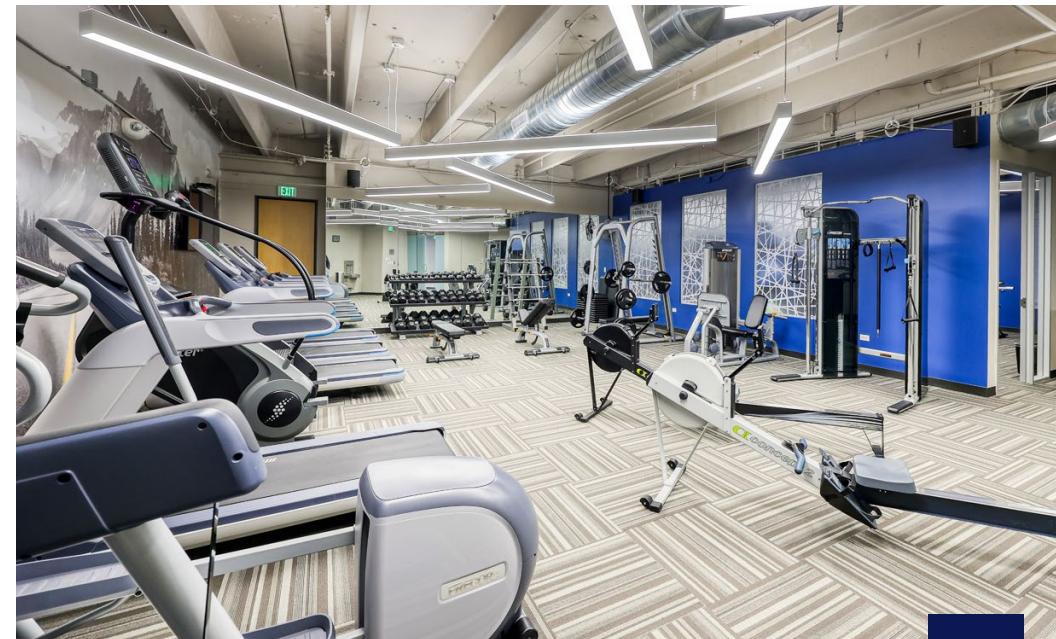
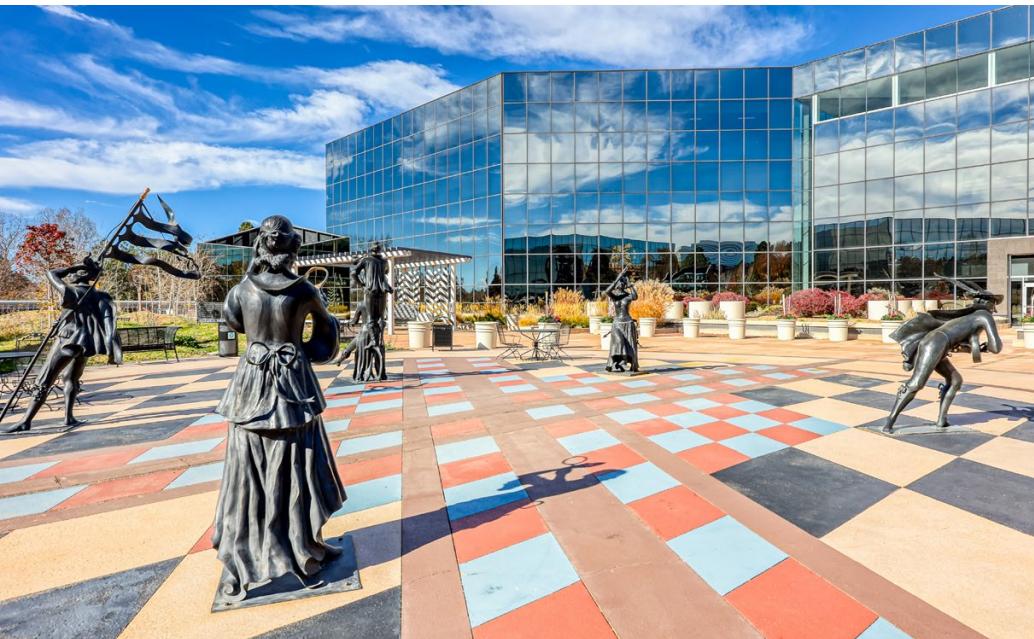
Based on today's replacement cost and a 7.5% return on cost to the developer, a new trophy asset requires net rents of \$44.78/SF to start, presenting a strong value proposition for Harlequin Plaza.



# DIFFERENTIATED PRODUCT

Harlequin Plaza offers best in class amenities and checks many of the boxes for tenants relative to its competitive set

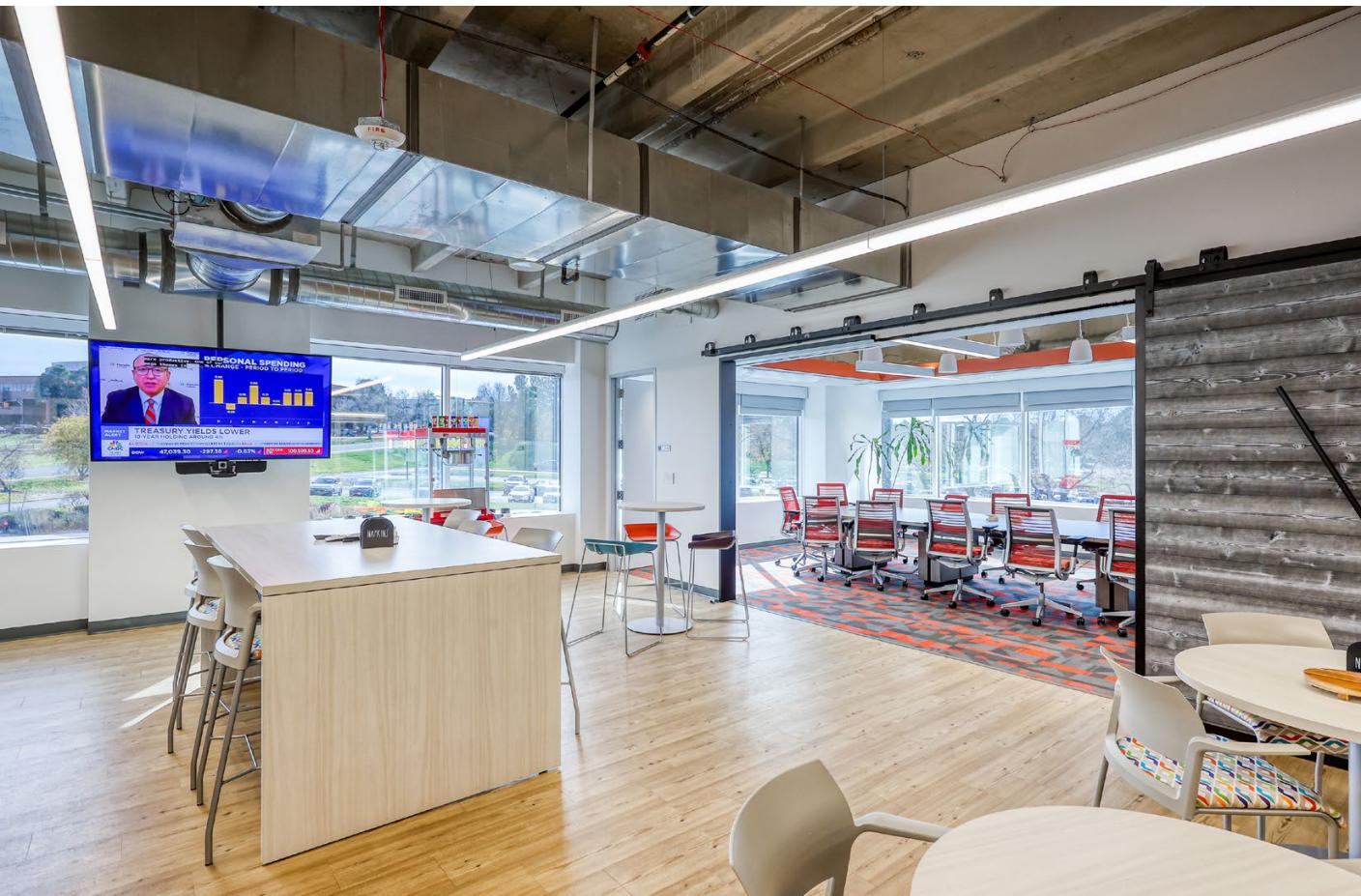
Harlequin Plaza	Solarium	Vista 25	Greenwood Corporate Plaza	Triad at Orchard Station	Cascades	Carrara Place	Orchard Falls	Scala	Landmark Corporate Center
Outdoor Plaza	✓	✓	✓	✓	✓	✓	✓	X	X
Covered Parking	✓	✓	✓	✓	✓	✓	✓	X	✓
Conference Center	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitness Center (Showers & Lockers)	✓	X	✓	✓	✓	✓	✓	✓	X
On-Site Café	✓	✓	X	✓	✓	✓	X	✓	✓
ATM	✓	X	X	X	X	X	✓	X	X
Storage	✓	✓	X	X	✓	✓	X	✓	X
LEED Gold Certified	✓	✓	X	✓	X	✓	X	X	X
Tenant Lounge	✓	X	✓	✓	✓	✓	✓	✓	✓
Mountain Views	✓	✓	✓	✓	X	✓	✓	✓	✓
EV Charging	✓	✓	X	X	✓	X	X	X	X
Card Key Access	✓	X	✓	✓ (Bldgs 1 & 4)	✓	✓	✓	✓	X



# LACK OF MID SIZE SPEC SUITE COMPETITORS

According to JLL data, roughly 75% of the relocations over the past 24 months have signed leases in "spec suites". While the majority of spec suite leasing occurred in 10,000 sf or less, Harlequin Plaza offers an incredible opportunity to attack the mid-size and large spec suite market which has extremely limited supply.

There are just over 100 spaces in the Southeast Suburban Submarket that can accommodate tenancy between 10,000 and 30,000 sf. Of the 103 total spaces, there are only **seven** truly speculatively constructed spaces. Of the seven spaces, there is **only one Class B Greenwood Village Office**.



**103 Total available spaces**  
able to accommodate a 10,000-  
30,000 sf tenant requirement

**7 Spaces**  
Recently Constructed as "Spec"

**1 Spec Suite**  
in Greenwood Village

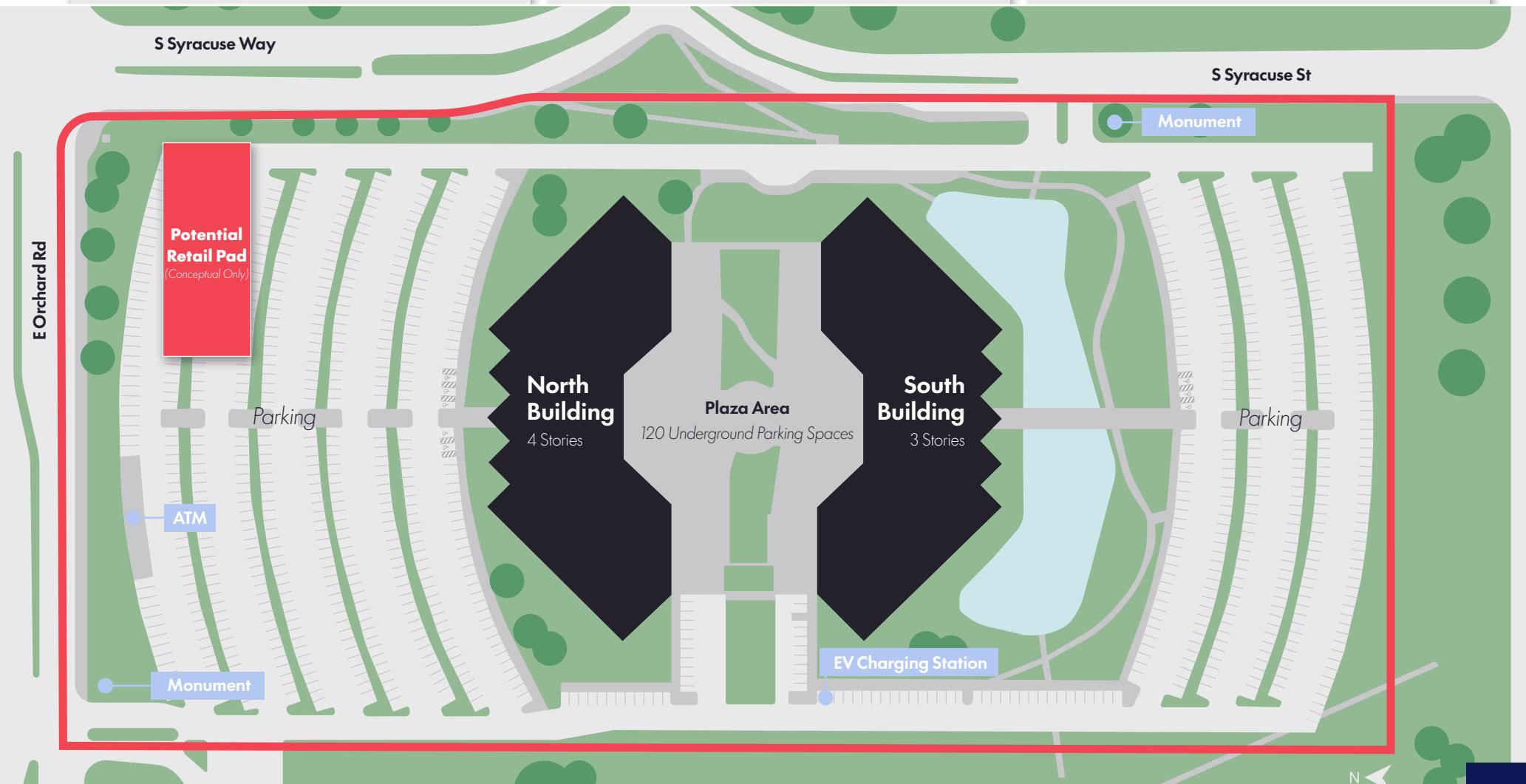
# OPTIONALITY – RETAIL DEVELOPMENT

**HIGH EXPOSURE. EXCELLENT DEMOGRAPHICS. EMBEDDED DEMAND.**

**~36,000**  
**vehicles per day** on Orchard Road

**~98,000**  
**daily employees** within 2 miles

**261,825**  
**population 5-miles** (2024)



# OFFERING GUIDELINES

*This is a Lender Owned asset and will be sold "As-Is" with limited representations and warranties.*

## Price

Unpriced. Qualified investors are invited to submit all cash offers for Harlequin Plaza.

## 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

Property tours are available upon request. To schedule a Property tour or for any additional information, please contact:

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## Financing

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

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## Leasing

For additional market and leasing information, please contact:

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