90.2% Leased | Class A Industrial | 4.8 Years WALT | 188K SF | Southeast Denver

CENTENNIAL, CO

12358 E Easter Ave

7173 S Revere Pkwy

JLL

ELEVATE
@ CENTENNIAL

CONFIDENTIAL
OFFERING MEMORANDUM

EXECUTIVE SUMMARY

JLL Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire a two-building, Class A industrial portfolio located at 12358 E Easter Ave and 7173 S Revere Parkway in Centennial, Colorado. The Portfolio is 90.2% leased to six tenants spanning aerospace R&D, industrial distribution, specialty manufacturing, and design & engineering services, with a weighted average lease term of 4.8 years.

Positioned at the confluence of Interstate 25 and Arapahoe Road with proximate access to C-470, the surrounding trade area ranks among Colorado's highest for median household income (+/- $150K) and STEM-educated workforce concentration. The Southeast submarket has experienced over one million square feet of leasing volume in the trailing 18 months, while a structural absence of developable land and meaningful entitlement barriers create an environment of constrained supply.

The Portfolio offers an investor a clearly defined path to NOI growth anchored by a compelling mark-to-market opportunity. Weighted average in-place rents of $12.01 per square foot trail blended market rents of $13.79, a 15% discount to market that, combined with 55% of the rent roll turning over a five-year hold, provides near-term upside. Further, blended annual escalations of 3.4% deliver compounding contractual income growth in the interim.

INVESTMENT SUMMARY

188,299
SF TOTAL

17.38
ACRES

26K SF
AVG. TENANT SIZE

Class A
INDUSTRIAL

2021
YEAR BUILT

90.2%
LEASED

4.8
YEARS WALT

15%
MTM

3.4%
AVERAGE ESCALATIONS

MULTI-TENANT ASSET WITH UPSIDE IN RENTS

- 90.2% leased to six tenants across aerospace R&D, industrial distribution, specialty manufacturing, and design services, providing immediate, uninterrupted cash flow with a 4.8-year weighted average lease term Cross-sector tenant diversification materially reduces concentration risk and insulates the income stream from disruption in any single industry vertical
- Near-term lease rollover in Years 2 & 3 presents a compelling mark-to-market opportunity in a supply-constrained submarket. Weighted average in-place rents of $12.01/SF NNN compare against a market rate of $13.79/SF NNN — representing a 15% mark-to-market opportunity

						Rent		
	Bldg.	Suite	Tenant	SF	LXD	In-Place	Market	MTM
Year 2	1	100	GolfTEC Enterprises	17,762	Feb-28	$12.37	$14.50	17%
Year 3	2	100	Off Grid Trailers (sublease H2I)	15,663	Nov-28	$13.64	$14.50	6%
Year 3	2	300	Clampitt Paper	15,663	Jun-29	$11.20	$14.50	29%
Year 5	1	150	Motion Industries	36,137	Feb-31	$11.57	$14.00	21%
Year 7	1	400	Boom Technology	60,025	Apr-33	$11.84	$13.00	10%
Year 8	2	200	Ouroboros	24,674	Jul-34	$12.32	$14.00	14%

H2I

GOLFTEC

INSTITUTIONAL-QUALITY PRODUCT PURPOSE BUILT FOR THE MARKET

- Two institutionally constructed concrete tilt-up buildings (2021), totaling 188,299 SF across 17.38 acres, featuring 28' and 24' clear heights, 38 dock-high doors with pit levelers, 11 drive-in doors, 2,000-amp power, ESFR sprinklers, and low office finish (11%)
- The Portfolio's building configurations also support demising to suites as small as 15,000 square feet, a structural advantage in a submarket where the majority of leasing velocity occurs in the 10,000–30,000 square foot range. This dynamic hedges rollover risk and allows an investor to push rents. 4 of the 7 tenants, or +/-50% of the rent roll is sub 25K SF

11% Office Finish

2021 Build

188K Square Feet

24' & 28' Clear Heights

302 Auto Spaces

38 Dock High Doors

LEASING MOMENTUM CONFIRMS SUBMARKET CONVICTION

- The Southeast Denver submarket has recorded over 1+ million square feet of leasing activity over the last 18 months, spanning aerospace, automotive, advanced manufacturing, and distribution, a cross-sector demand profile that confirms the submarket's appeal and directly validates the Portfolio's diverse tenant roster.
- Submarket vacancy has compressed +/-300 basis points from its peak in 2023, outpacing the broader Denver metro recovery and reinforcing the supply constraint narrative that underpins Southeast Denver's long-term rent growth thesis.

LEASES GREATER THAN 30K SF
SINCE JAN 1, 2025

1 HEXAGON DIGITAL WAVE
31,992 SF
Dove Valley Business Center IV

2 BOOM TECHNOLOGIES
194,486 SF
The Point at Denver South

3 EPIC BROADBAND SOLUTIONS
43,680 SF
The Ridge at Dove Valley

4 BEEHIVE3D
59,118 SF
Potomac Park at Dove Valley

5 BRON TAPES HOLDING
82,288 SF
HUB Arapahoe

6 TESLA
42,000 SF
Catalyst Industrial

7 PLASTIC MOLDING TECHNOLOGY
112,612 SF
6284 S Nome Ct

8 MOTION AND FLOW CONTROL PRODUCTS
31,583 SF
Encompass Business Park

9 RIVIAN
40,077 SF
Encompass Business Park

10 PACIFIC OFFICE AUTOMATION
32,386 SF
HUB Arapahoe

11 ROOM & BOARD INC.
39,817 SF
Encompass Business Park

12 PLAYTIME
65,280 SF
Concord Business Center

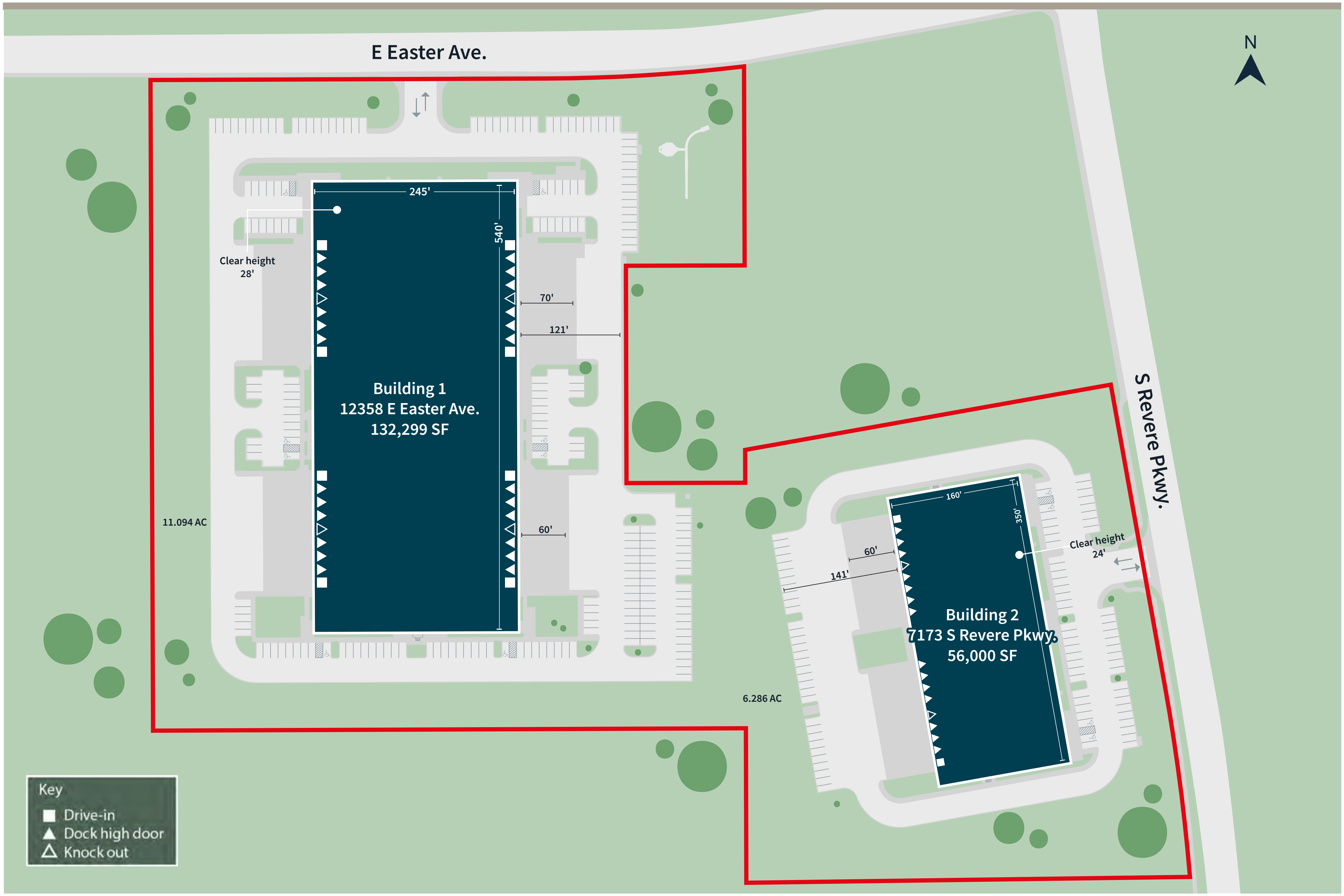
SOUTHEAST DENVER'S INDUSTRIAL BULLSEYE

- **ACCESS:** Positioned with direct access to Arapahoe Road (2 minutes), I-25 access (<5 minutes), and C-470 access (6 minutes), the Portfolio provides tenants seamless connectivity to Denver's entire MSA and the proximate concentration of corporate, aerospace, and technology employers in the surrounding area.
- **AMENITIES:** The amenity and labor-rich environment, anchored by Arapahoe Road retail, gives tenants a decisive recruiting advantage.
- **DEMOGRAPHICS:** The Southeast Suburban trade area houses over 250,000 employees, 63% of whom hold at least a bachelor's degree, across 15,000 businesses and six Fortune 500 headquarters.
- **POPULATION DENSITY:** Over 80% of the Denver Metro's population is within 30 miles of the Property.
- **EXECUTIVE HOUSING:** Proximity to Denver Metro's highest level of executive housing, which has driven many users to locate in Southeast Denver.

DRIVE TIMES mins

3	CENTENNIAL AIRPORT
5	I-25
9	E-470
13	DENVER TECH CENTER
16	I-225
23	I-70
25	BUCKLEY SPACE FORCE BASE
30	DENVER INTERNATIONAL AIRPORT
35	DOWNTOWN DENVER

PARK SITE PLAN



JLL

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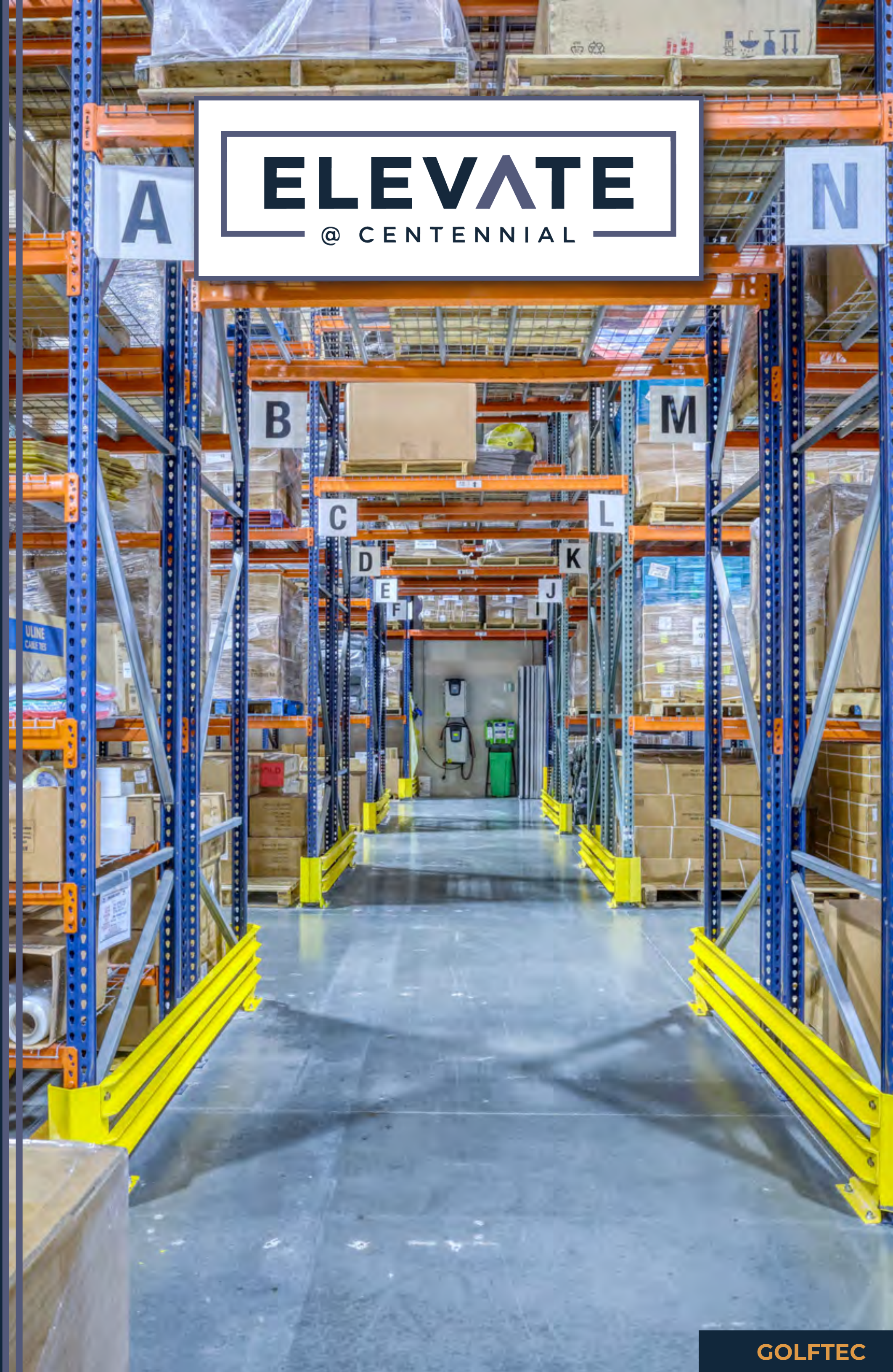

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