5800 SOUTH QUEBEC STREET
GREENWOOD VILLAGE, CO

COLORADO HEALTH & TECH CENTERS
Overview

Quebec Court II is located in Denver’s Southeast Market. The Southeast Market spans three counties and is the region’s second largest employment center outside of Downtown Denver.

Denver’s Southeast Market has seen tremendous growth over the last two decades, primarily due to its quality of life, access to transportation and large executive housing and administrative bases. Interstate 25 bisects Southeast Denver and is the city’s most heavily traveled arterial (over 270,000 vehicles per day). Quebec Court II is walking distance to the Orchard light rail station, allowing for convenient access to Denver’s rapidly expanding mass transit network. The Southeast light rail line parallels Interstate 25, directly connecting the Property to Downtown, Denver International Airport, and Metro Denver’s $8 billion transportation system.

In addition to its transportation advantages, Southeast Denver has abundant executive housing, significant hotel and office developments, golf courses, hundreds of restaurants and dozens of other recreational amenities. The area is home to Centennial Airport, the nation’s third busiest general aviation executive airport, The Landmark shopping center and the 1.6 million SF Park Meadows Mall anchored by Nordstrom’s, Macy’s, and Dillard’s.

Vacant Class “A” Office Building Opportunity

With 100% availability, Quebec Court II presents investors with the incredible opportunity to purchase a high-quality office asset in an established, sought-after corporate setting. The floorplates can accommodate a wide range of configurations, offering incredible lease up flexibility. Comcast (and predecessor companies) occupied the Property as a national tech support center with critical infrastructure from 1999 through late 2021.

Excellent Building Fundamentals

Quebec Court II boasts functional building characteristics, such as unobstructed mountain views, abundant parking with covered spaces available and outdoor tenant lounge space.

Premier Greenwood Village Location

Quebec Court II is located in Greenwood Village within Denver’s highly desirable Southeast market. The Southeast market boasts one of the nation’s strongest demographic profiles with substantial population growth projected through 2025. In addition to being at the epicenter of suburban office activity in Denver, the Property is proximate to the Orchard Station light rail stop. The Landmark Restaurants, Denver’s premier executive housing neighborhoods, several multifamily developments, athletic clubs, and a plethora of amenities. The asset’s location is a best of the best for suburban offices in Denver.

Proximity to Executive Housing

Strategically located near a large concentration of housing for affluent executives in the SE Denver area, Quebec Court II provides quick access to several prestigious communities. Just minutes from the Property are numerous multi-million dollar executive neighborhoods including The Preserve, Cherry Hills Farm, Cherry Hills Village, Cherry Hills Country Club, and Glencoe Country Club, among many others. The Property provides direct access to these neighborhoods via South Quebec Street, avoiding the typical congestion of I-25.

Highly Amenitized Area

Quebec Court II is conveniently located within 5 minutes walking distance from The Village Shops at The Landmark, providing access to an abundance of amenities. Restaurants at The Landmark include: Hapa Sushi, Jing, Bad Daddy’s Burger Bar, Lucy Restaurant, Pizza Republica, Salt & Pepper’s Irish Pub, Topk, Montana Grill, Vivo’s Creek Tavern, and Fabio’s Restaurant. Additionally, The Landmark has a number of retailers and shops including Landmark Theaters, Comedy Works, Cyclebar, Upstairs Circus and Sushi & Scotch. Additional retailers, restaurants, hotels, parks and entertainment venues are located just minutes away at One Belleview, Belleview Promenade, Village Plaza and within the Denver Technological Center.

Exceptional Accessibility

Quebec Court II is just a 10 minute walk to the Orchard Light Rail Station which operates as part of the E, F and I lines. The Property sits immediately west of I-25, 2 miles south of the I-25 and I-225 interchange and 5.5 miles north of C-470, all of which provide convenient access to Denver International Airport and all of Denver Metro. Quebec Court II is surrounded by other major thoroughfares such as East Oxford Road, East Belleview Avenue and South Quebec Street.
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<th><strong>Building Details</strong></th>
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<td><strong>ADDRESS</strong></td>
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| 5800 South Quebec Street  
Greenwood Village, CO 80111 |
| **YEAR OF CONSTRUCTION** |
| 1980 |
| **NUMBER OF FLOORS** |
| Four (4) |
| **RENTABLE AREA** |
| 163,647 SF |
| **TYPICAL FLOORPLATE SIZE** |
| 40,912 rentable square feet |
| **CONSTRUCTION** |
| Reinforced concrete frame. |
| **ROOF** |
| Roof was replaced in 2017 and warranted through February 2032. |
| **SITE SIZE** |
| 6.244 acres |
| **ZONING** |
| PUD, Greenwood Village  
(Parcel #2075-16-3-07-001) |
| **PARKING** |
| 4.50:1,000 SF Parking Ratio  
708 spaces (281 covered) |
5800 SOUTH QUEBEC STREET GREENWOOD VILLAGE, CO
Great Location
Building Systems

HVAC
HVAC is comprised of a 2-pipe system. Cooling is provided to the tenant spaces via two, 500-ton original centrifugal chillers, packaged and built-up air handlers, and VAV boxes. Chilled and hot water is piped to various air handling units (AHUs) that serve specific zones of the building. Each floor of the building can generally be broken into four zones. All mechanical equipment has variable-frequency drives and a flat plate is used during low periods for free cooling. The system is tied into a fire panel and has a 100% building automated system.

ELECTRICAL
Electrical service is provided by Xcel Energy via an underground feed from a pad-mounted transformer at the north side of the building. One 3,000-Amp 480V/277V 3-phase, 4-wire main switchgear is located in the main electrical room on the basement floor. Power is distributed from the main panel to distribution panels located in the electrical closets on each floor. The 3,000-Amp main distribution panel provides approximately 9.15 watts PSF. The Property also contains a 1,500 kw generator. The building has a dual power feed from separate grids and ATC switch and is backed up by a generator.

FIRE/LIFE SAFETY
The Property includes three egress stairwells. Stairwells include emergency lighting. Life safety systems include a fully-addressable Simplex fire detection and alarm system. The system monitors pull stations, infrared smoke detectors, duct-type smoke detectors for AC shutdown, and audio/visual alarms. Fire extinguishers are located in wall cabinets throughout as well as life safety exit signage.

ELEVATORS
The Property is equipped with four original Dover hydraulic elevators that serve all floors. Three passenger elevators located at the main lobby are rated 2,500 lb. capacity. The fourth elevator (freight elevator) is rated 4,000 lb capacity.
Floor Plans
Why Denver

DENVER IS THE #1 CITY FOR MILLENNIAL TRANSPLANTS - AGAIN
Westword, 2021

DENVER #2 BEST PLACE TO LIVE IN THE U.S.
US News, 2019 & 2020

DENVER RANKED AMONG MOST “MOVED TO” CITIES AMID PANDEMIC
Out There Colorado, 2020

COLORADO 3RD FASTEST GROWING STATE THIS DECADE
ESRI Demographics, US Census 2020

COLORADO #2 BEST GENERAL ECONOMY
US News, 2021

COLORADO #6 MOST INNOVATIVE STATE
WalletHub, 2021

Headquarters in Metro Denver

Since the beginning of 2018, at least 27 companies have opened a HQ location in Colorado. These companies are expected to establish 6,000 new jobs and absorb about 800,000 SF.
Nearby Amenities

**SE DENVER CORPORATE USERS**

- **ENPOWER RETIREMENT**
  - 640,000 SF

- **KINETRUM CENTER**
  - 460,100 SF

- **EMERGENCY CHAMBER**
  - 466,100 SF

- **UNITED LAUNCH ALLIANCE**
  - 486,415 SF

- **SILICON SITES**
  - 375,179 SF

- **ISRAELICONS**
  - 181,738 SF

- **ARROW ELECTRONICS**
  - 345,350 SF

- **COLUMBUS CENTER**
  - 2,065 SF

- **CONCAST**
  - 505,779 SF

- **ONE BELLEVIEW CENTER**
  - 344,811 SF

- **BELLVIEW CENTER**
  - 330,000 SF

- **CENTENNIAL HEALTH**
  - 298,340 SF

**GREENWOOD ATHLETIC CLUB**
Less than five miles south of the Property is Greenwood Athletic Club (now known as Club Greenwood). This 153,000 square foot athletic and tennis club is Denver’s premiere full service health club offering over 150 group fitness classes per week.

**EXECUTIVE HOUSING**
Quebec Court II sits in close proximity to some of Denver’s top executive housing neighborhoods. Just minutes from the Property are numerous multi-million dollar neighborhoods including The Preserve, Cherry Hills Farm, Cherry Hills Village, Cherry Hills Country Club, and Glencoe Country Club, among many others. Home prices in these areas average well over $2 million.

**EMPLOYEE HOUSING**
While Southeast Denver has important executive housing areas, the region is also home to critical employee housing. The immediate area has seen nearly 1,500 new apartment units completed in the last 24 months with thousands of additional apartment units under construction within a 15 minutes’ drive to the Property.

**THE LANDMARK**
This walkable $500 million mixed-use development located at Berry Avenue and I-25 contains two luxury condo towers and over 770,000 SF of high-end retail. The retail is anchored by Landmark Theatres, numerous fine dining restaurants, retail boutiques, and Comedy Works. Restaurants at The Landmark include: Hapa Sushi, Jinya, Bad Daddy’s Burger Bar, Jugo Restaurants, Pizza Republica, Stanley’s Irish Pub, Todi’s Montana Grill, Yann’s Greek Tavern, The Palate Food & Wine and Early Bird Restaurant.

**CAMPEN BELLEVUE STATION APARTMENTS**
Just 1 mile north of the Property is Camden Bellevue Station Apartments. This apartment complex is surrounded by restaurants and retailers including, La French Denver, Urban Egg, McDonald’s, Los Chingones, Tap & Burger, Ruth’s Chris Steakhouse and many more.

**BELLEVUE PROMENADE**
Just 1 mile north of the Property is Bellevue Promenade. This shopping center boasts numerous restaurants and retailers including, The Original Pancake House, Ocean Prime, Starbucks and Chipotle.

**VILLAGE PLAZA**
Less than 2 miles northeast of the Property is Village Plaza. This shopping center offers a variety of eateries and retailers including Illegal Pete’s, Jason’s Deli, Tavern Tech Center, Floyd’s 99 Barbershop, and Burnt End BBQ.
STARTING WITH THE OPENING OF THE COMMUTER RAIL LINE FROM UNION STATION TO DIA, RTD MORE THAN DOUBLED ITS RAIL MILES IN 2016. RECENTLY OPENED AND UNDER CONSTRUCTION RAIL SEGMENTS INCLUDE:

The 12.1-mile "W" light rail line connecting Union Station to Golden opened in 2013

The 23-mile "University of Colorado A" commuter rail line connecting Union Station to DIA opened in April 2016

A 6.2-mile portion of the Northwest commuter "B" commuter rail line connecting Union Station to Westminster opened in July 2016

The I-225 "R" commuter rail line connecting existing light rail along the highway to the East line running to DIA opened in February 2017

The 11.2-mile "G" commuter rail line running from Union Station to Wheat Ridge opened in April 2019

The 23-mile extension of the existing Southeast light rail line that added three new stops south of Lone Tree (opened May 2019)

A major portion of the 18.5-mile "N" commuter rail line running from Union Station to Thornton/Northglenn (opened 2020)
Appendix
Why Colorado

- For six years running, the life sciences industry in Colorado has raised over $1 billion, reaching $2.4 billion in 2021 and $1.6 billion in 2022.
- In 2022, early-stage companies benefitted from an increase in federal funding and Pre-Seed/Seed capital, a sign of investor confidence in Colorado’s innovation community.
- Venture capital investment into Colorado has increased by 43% – the fastest growth across the U.S.
- The state has awarded more than 450 Advanced Industries Early-Stage Capital and Retention Grants to Colorado bioscience companies, boasting a high success rate and return on investment.
- Companies who choose Colorado find a business-friendly climate, world-class facilities and research institutions, a central location with global market access, and economic stability.
- Our economy is strong, ranking as the second-best overall state economy and third best state for business.
Mission and Vision

- To become Colorado’s most versatile, agile, and capable developer of work environments designed to enable companies to attract, develop and retain their industry’s best and brightest talent.

- Development of future medicine will require bringing biotech, tech, primary doctors and biomanufacturing under one roof and close proximity.
Enter The “No Bureaucracy Zone” - Never Wait For More Than a Day To Hear From Us
CHTC Campus Locations

- 10 Campuses
- 50,000 SF to 400,000 SF per Campus
- Total of 1+ millions SF
- LabStack™ Biotech Laboratories
- TechStack™ Technology Workspaces
- MedStack™ Medical & Healthcare Offices
- MagStack™ Biotechnology Manufacturing
- VetStack™ Animal Clinic
Open Office and Lab Space Design
Typical 2,500 SF Office-Lab Space
Typical 5,000 SF Office-Lab Space