



DENVER

CORPORATE CENTER II & III

7800 & 7900 East Union Avenue, Denver, Colorado 80237





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EXECUTIVE SUMMARY



THE OFFERING

Jones Lang Lasalle is pleased to offer the opportunity to purchase Denver Corporate Center II & III (“Property” or “DCC”), the premier project in the Denver Tech Center with best-in-market renovations, consistently strong leasing activity, and strip retail at its doorstep. DCC outshines the market with incredible amenities, including a high-end fitness center with showers and lockers, conference areas, tenant lounges, and an on-site deli café.

Currently 85% leased with 3.4 years of WALT to a well-diversified rent roll and one of the fastest growing tenants in Denver, CACI, Inc, Denver Corporate Center II & III garners consistent leasing momentum. The remaining vacancies, 43% of which are in “A” condition, offer a range of suite sizes that are perfectly positioned to capture the most active tenants in the market today.

INVESTMENT HIGHLIGHTS



STRONGEST LEASING STORY
in the Southeast Suburban



THE ONLY CLASS B OFFICE PROJECT
in the DTC with Retail Amenities On-Site



FULLY REPOSITIONED ASSETS
with Hospitality Style Lobbies, Tenant Lounges, Conference Centers, Fitness Center with Showers and Lockers, and In-Building Deli Café



**ANCHORED BY ONE OF DENVER'S
HIGHEST GROWTH TENANTS,**
CACI International Inc (NYSE: CACI) (S&P: BB+),
with Ample Self-Investment Into Premises



HIGHLY IMPROVED SPACES THROUGHOUT

43% of the vacancies and 77% of the Building are in “A” Condition, Requiring Low Capital Outlay for Continued Leasing Momentum



IDEALLY ALIGNED

with Most Active Tenant Base in the Market



SUPERIOR MICRO-MARKET

Surrounded by Executive Housing, Brand New Multifamily Projects, Premier Schools, with High-End Retail & Hotels



POSITIONED FOR RENTAL GROWTH AND ENHANCED VALUE

With Tier 1 Product 95% Leased, Well-Located and Amenitized Class B Assets Are Poised to See Outsized Performance

MOST ACTIVE OFFICE ASSET IN DENVER

37 leases signed since 2020 **221,383 SF** of total leasing **32%** have been new leases **24%** have been expansions **5,148 SF** average lease size **53** months average term

Date	Tenant	Address	Bldg Name	Size (SF)	Suite	Term (mos)	Lease Type	Start Rent	Free Rent (mos)	TIs Per Area
5/6/25	Risk Placement Services	7900 E Union Ave	Denver Corporate Center III	4,018	1011	13	Renewal	\$30.00	1	\$0.00
4/22/25	Highside Development	7800 E Union Ave	Denver Corporate Center II	4,704	910	13	New Lease	\$32.00	1	\$0.00
3/12/25	Gold Resource Corporation	7900 E Union Ave	Denver Corporate Center III	2,724	320	12	Renewal	\$30.00	0	\$0.00
12/9/24	JLL	7800 E Union Ave	Denver Corporate Center II	2,062	330	39	Renewal	\$30.00	3	\$12.00
12/1/24	Gabriel, Roeder, Smith & Co.	7900 E Union Ave	Denver Corporate Center III	3,324	650	65	Renewal	\$28.00	5	\$15.00
9/16/24	Berkshire Hathaway Homestate Insurance Company	7900 E Union Ave	Denver Corporate Center III	10,645	750	91	Renewal	\$28.50	7	\$7.00
9/3/24	Wealth Enhancement Group	7800 E Union Ave	Denver Corporate Center II	3,399	450	65	Renewal	\$31.50	5	\$10.00
5/23/24	Sev1Tech	7800 E Union Ave	Denver Corporate Center II	6,240	800	43	Expansion	\$30.00	1	\$10.00
5/23/24	Sev1Tech	7800 E Union Ave	Denver Corporate Center II	10,143	825, 850, 875	24	Extension	\$31.00	2	\$0.00
5/1/2024	Mr/Westco Inc	7900 E Union Ave	Denver Corporate Center III	1,332	1005	12	Renewal	\$30.00	0	\$0.00
4/1/24	WFG National Title Insurance	7900 E Union Ave	Denver Corporate Center III	3,543	410	63	Expansion	\$30.00	3	\$0.00
4/1/24	CACI, Inc.	7900 E Union Ave	Denver Corporate Center III	4,117	300	65	Expansion	\$30.00	5	\$25.00
4/1/24	CACI, Inc.	7900 E Union Ave	Denver Corporate Center III	4,503	310	65	Expansion	\$30.00	5	\$25.00
3/26/24	Meritage Homes	7900 E Union Ave	Denver Corporate Center III	14,287	400	66	New Lease	\$29.00	6	\$42.00
1/1/24	Ryan Financial	7900 E Union Ave	Denver Corporate Center III	3,399	450	13	Renewal	\$32.00	1	\$0.00
12/1/23	LJA Engineering	7900 E Union Ave	Denver Corporate Center III	4,730	575	65	New Lease	\$30.00	5	\$15.00
10/15/23	Aytu Biopharma	7900 E Union Ave	Denver Corporate Center III	6,397	920	66	New Lease	\$28.00	6	\$40.15
10/1/23	CACI, Inc.	7900 E Union Ave	Denver Corporate Center III	14,078	700	72	Expansion	\$30.00	3	\$40.00
10/1/23	Paul E. Cutarelli	7900 E Union Ave	Denver Corporate Center III	5,940	110	104	New Lease	\$29.50	8	\$35.15
9/1/23	TrueNorth Companies	7900 E Union Ave	Denver Corporate Center III	9,904	300	65	New Lease	\$28.50	5	\$17.50
9/1/23	CACI, Inc.	7900 E Union Ave	Denver Corporate Center III	5,157	110	72	Expansion	\$30.00	3	\$40.00
8/1/23	Elevation Credit Union	7900 E Union Ave	Denver Corporate Center III	5,034	250	36	Renewal	\$28.50	0	\$0.00
7/1/23	CACI, Inc.	7900 E Union Ave	Denver Corporate Center III	7,033	600	74	Expansion	\$29.50	5	\$40.00
7/1/23	CACI, Inc.	7900 E Union Ave	Denver Corporate Center III	3,282	725	74	Expansion	\$29.50	5	\$40.00
7/1/23	Elyst Financial	7900 E Union Ave	Denver Corporate Center III	1,049	120	63	Renewal	\$28.50	3	N/A
7/1/23	EP Wealth Advisors Expansion	7900 E Union Ave	Denver Corporate Center II	2,530	520	48	Renewal	\$28.50	0	\$10.00
4/1/23	EP Wealth Advisors	7900 E Union Ave	Denver Corporate Center III	2,378	520	52	Renewal	\$30.50	0	\$0.00
3/1/23	Integra Realty Resources	7900 E Union Ave	Denver Corporate Center III	3,242	400	38	New Lease	\$30.00	2	\$10.00
3/1/23	Cooper Development	7900 E Union Ave	Denver Corporate Center III	2,922	420	65	Renewal	\$29.50	0	\$12.50
3/1/23	Farmers Union Service Association	7900 E Union Ave	Denver Corporate Center III	9,219	200	66	Renewal	\$27.50	6	\$5.00
11/1/22	Security National Mortgage	7800 E Union Ave	Denver Corporate Center II	4,656	550	39	New Lease	\$29.50	3	\$5.00
8/1/22	Sev1 Tech	7800 E Union Ave	Denver Corporate Center II	7,766	825/850	41	Renewal	\$29.00	1	\$8.50
8/1/22	BAE Systems Information & Elec	7800 E Union Ave	Denver Corporate Center II	3,377	875	41	Renewal	\$29.50	1	\$8.00
8/1/22	Physicians Realty	7800 E Union Ave	Denver Corporate Center II	2,062	930	38	New Lease	\$29.50	2	\$0.00
2/1/22	Prime Capital	7900 E Union Ave	Denver Corporate Center III	2,889	940	39	Renewal	\$30.00	3	\$10.00
1/1/22	Gold Resource Corporation	7900 E Union Ave	Denver Corporate Center III	2,724	320	39	New Lease	\$28.00	3	\$13.00
12/1/21	Jones Lang Lasalle	7800 E Union Ave	Denver Corporate Center II	2,062	330	38	Renewal	\$28.00	2	\$5.00
12/1/21	Desman, Inc.	7900 E Union Ave	Denver Corporate Center III	1,294	160	36	Renewal	\$30.00	2	\$5.00
8/1/21	REI Skinfix	7900 E Union Ave	Denver Corporate Center III	1,085	330	64	New Lease	\$27.00	4	\$55.00
8/1/21	Nathan, Dumm & Mayer	7900 E Union Ave	Denver Corporate Center III	7,631	600	91	Renewal	\$27.00	7	\$45.00
7/16/21	Vertical Manufacturing	7800 E Union Ave	Denver Corporate Center II	2,889	340	65	New Lease	\$28.50	5	\$5.00
5/1/21	Trackx, Inc.	7800 E Union Ave	Denver Corporate Center II	4,253	430	39	Renewal	\$27.00	3	\$12.00
10/1/20	CACI, Inc.	7800 E Union Ave	Denver Corporate Center II	17,360	200	107	Expansion	\$26.75	6	\$62.50

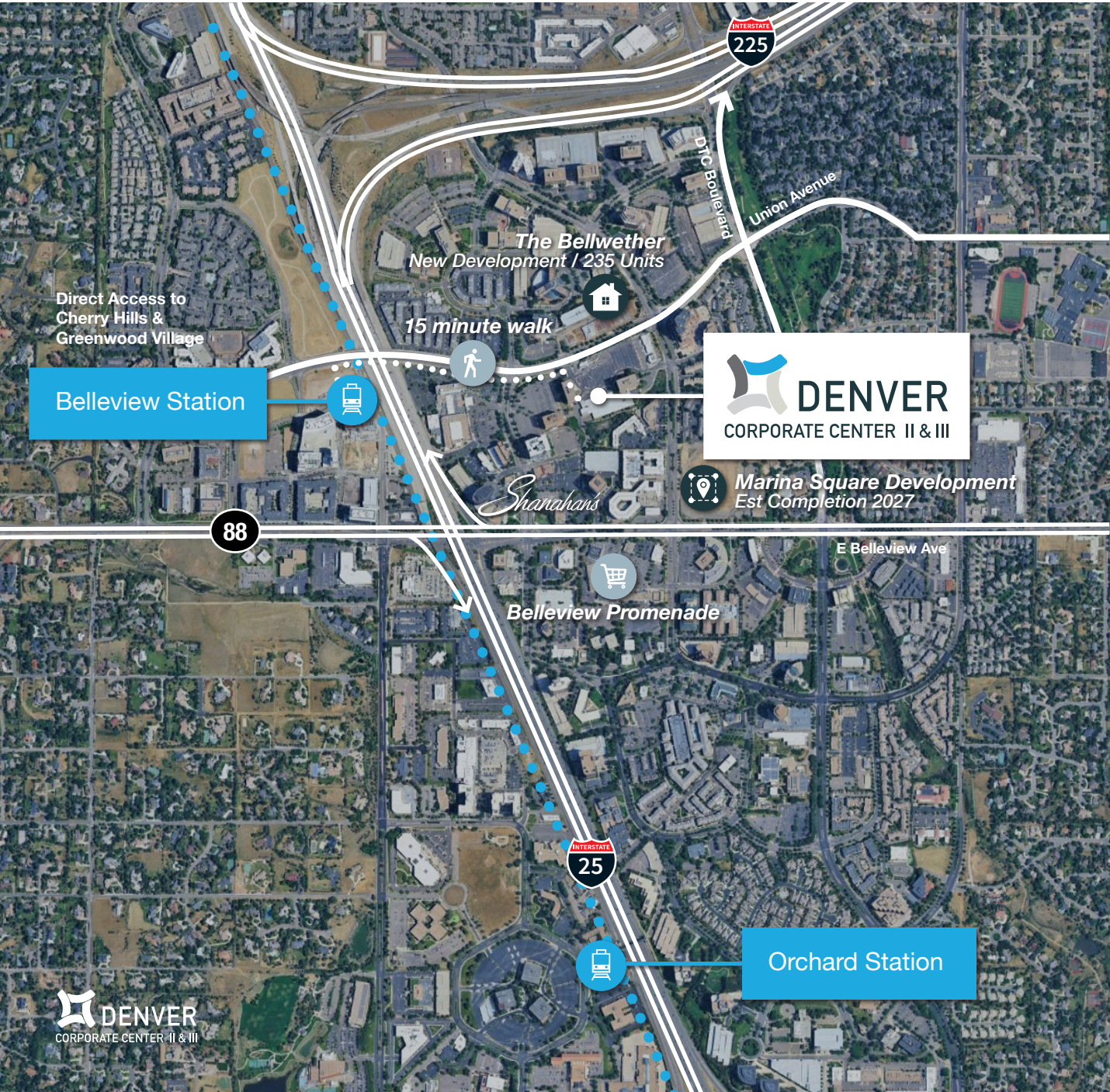


DENVER CORPORATE CENTER: A TENANT'S BEST OPTION

DENVER CORPORATE CENTER II & III REPRESENT THE ONLY PROPERTY IN ITS COMPETITIVE SET THAT HAS RETAIL ON-SITE, RENOVATED LOBBY, A FULL AMENITY SET, AND COVERED PARKING.

	Property Name	Property Address	RBA	Year Built Renovated	Effective Occupancy %*	Available Space	Asking Rent (Full Service Equivalent)	Parking Ratio	Renovated Lobby	Full Amenity Set	Covered Parking	On-Site Retail
	Denver Corporate Center II & III	7800 & 7900 E Union	381,530 SF	1982 / 2017	84.7%	58,312 SF	\$30.00-\$32.00	3.21 / 1000 SF	✓	✓	✓	✓
	Stanford I	8055 E Tufts Ave	307,819 SF	1982/2017	82.6%	93,929 SF	\$29.00 - \$31.00	3.32 / 1,000 SF	-	✓	✓	X
	Stanford II	7979 E Tufts Ave	342,995 SF	1982	80.1%	110,982 SF	\$32.50	1.51 / 1,000 SF	-	✓	✓	X
	Stanford III	4582 S Ulster St	367,445 SF	1982/2007	86.5%	68,353 SF	\$28.50-\$29.50	5 / 1,000 SF	-	✓	-	X
	Crescent VII	8390 E Crescent Pkwy	136,000 SF	1996	64.4%	48,412 SF	\$37.39	3.79 / 1,000 SF	-	X	✓	X
	Crescent VIII	8350 E Crescent Pkwy	82,265 SF	1995	76.9%	44,628 SF	\$31.75 - \$32.75	4.05 / 1,000 SF	X	X	✓	X
	Financial Plaza	7720-7730 E Belleview Ave	141,274 SF	1976	39.1%	75,016 SF	\$28.00	3.65 / 1,000 SF	X	X	✓	✓
	Belleview Tower	7887 E Belleview Ave	201,670 SF	1982/2011	68.2%	66,298 SF	\$35.00	2.73 / 1,000 SF	✓	✓	✓	X
	Prentice Point	5299 DTC Blvd	218,000 SF	1985/2018	81.1%	66,598 SF	\$31.50-\$33.50	3.75 / 1,000 SF	✓	X	✓	X
	Prentice Plaza	8101 E Prentice Ave	161,313 SF	1985/2013	80.5%	41,914 SF	\$28.00-\$30.00	2.75 / 1,000 SF	-	X	✓	X
	Axis Tower	5613 DTC Pkwy	225,015 SF	1981/2019	73.3%	77,964 SF	\$35.00	4.00 / 1,000 SF	✓	✓	✓	X

DENVER'S BEST BUSINESSES, ACCESSIBILITY, & QUALITY OF LIFE



STRONG TENANT MAKING AMPLE INVESTMENT TO PROPERTY



CACI International Inc.'s financial strength, diversified technology offerings, and entrenched position in the government contracting sector make it an exceptional anchor tenant. Its presence in Denver, Colorado, enhances the property's stability and attractiveness to investors, supported by long-term contracts, consistent growth, and a commitment to innovation in national security solutions.



100,657 SF
Footprint



OVER \$125/SF
CACI Premises
Investment



\$2.5M or \$25/SF
Landlord Investment



\$9.8B
Market Cap
June 2025



+82%
5-Yr Stock Growth
June 2025



Secure Space
Ample SCIF Space
suggesting a high utilization
and cost to replace

TECHNOLOGY AND SERVICES:

- Cybersecurity Solutions
- Intelligence and Surveillance Solutions
- IT Infrastructure and Network Services
- Government Transformation Services
- AI-Driven Technologies
- Cloud-Enabled Software
- Border Control and Security Solutions
- Enterprise IT Modernization
- Mission Support Services

FORTUNE
1000





C CLUB

EXIT

INTEGRITY

LEADERSHIP

EXPERIENCE

OFFERING PROCEDURE

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

TIMELINE: An offer date will 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.







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