

4340

S. MONACO STREET

DENVER, COLORADO



For leasing information, contact:

Sergio Castañeda

+1 720 528 6314

sergio.castaneda@cbre.com

www.cbre.com/sergio.castaneda

118,267 SF AVAILABLE

CBRE

cbre.com/denver

THE PROPERTY





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ACTIVE WORKSPACE | SOCIAL | HEALTHY





BUILDING SPECIFICATIONS

- **Building SF:** 118,267 RSF
- **1st Floor:** 24,446 RSF
- **2nd Floor:** 31,269RSF
- **3rd Floor:** 31,276 RSF
- **4th Floor:** 31,276 RSF
- **Parking:** 3.9 per 1,000 RSF; 60% structured, 40% surface
- **Back-up Generator:** A 480 volt, 3-phase, 1250 KW diesel fuel back-up generator.
- **Fiber Telecommunications:** Current telecommunication companies include: Qwest, Comcast and AT&T. the buildings are connected by underground conduit with a manhole in between.
- **Ceilings:** This building has a drop ceiling and is 9'6" in height.

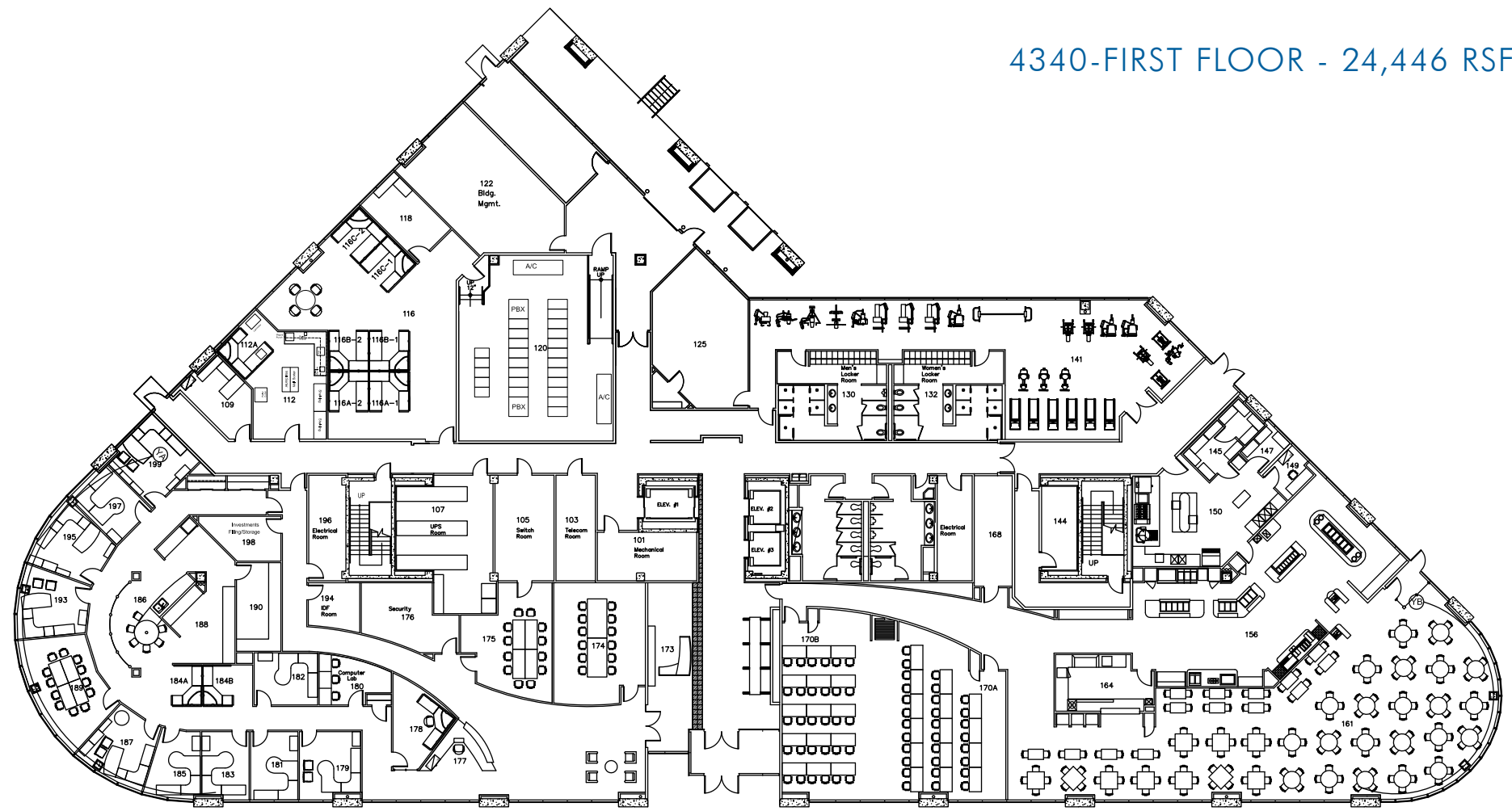


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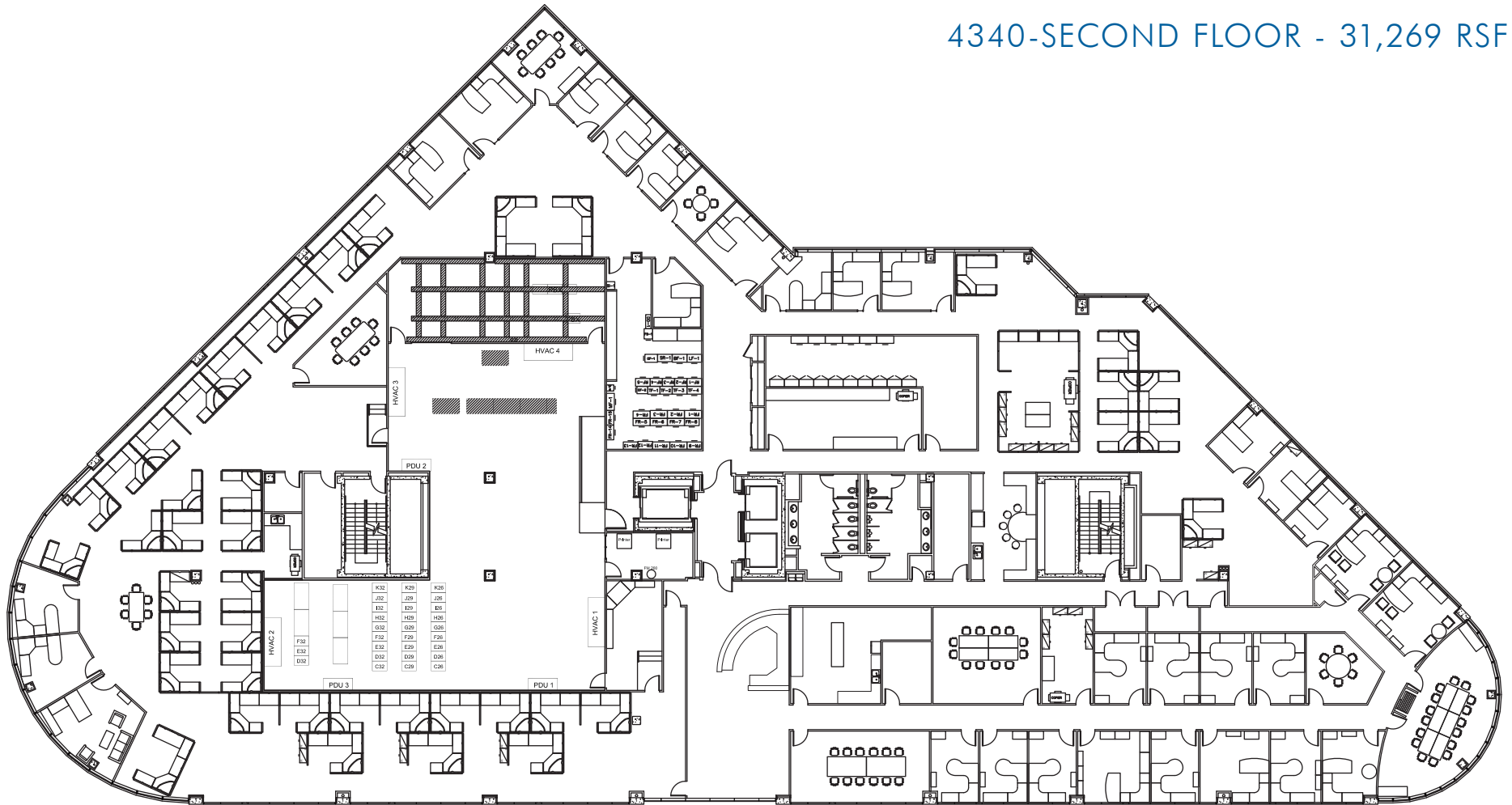


4340-FIRST FLOOR - 24,446 RSF



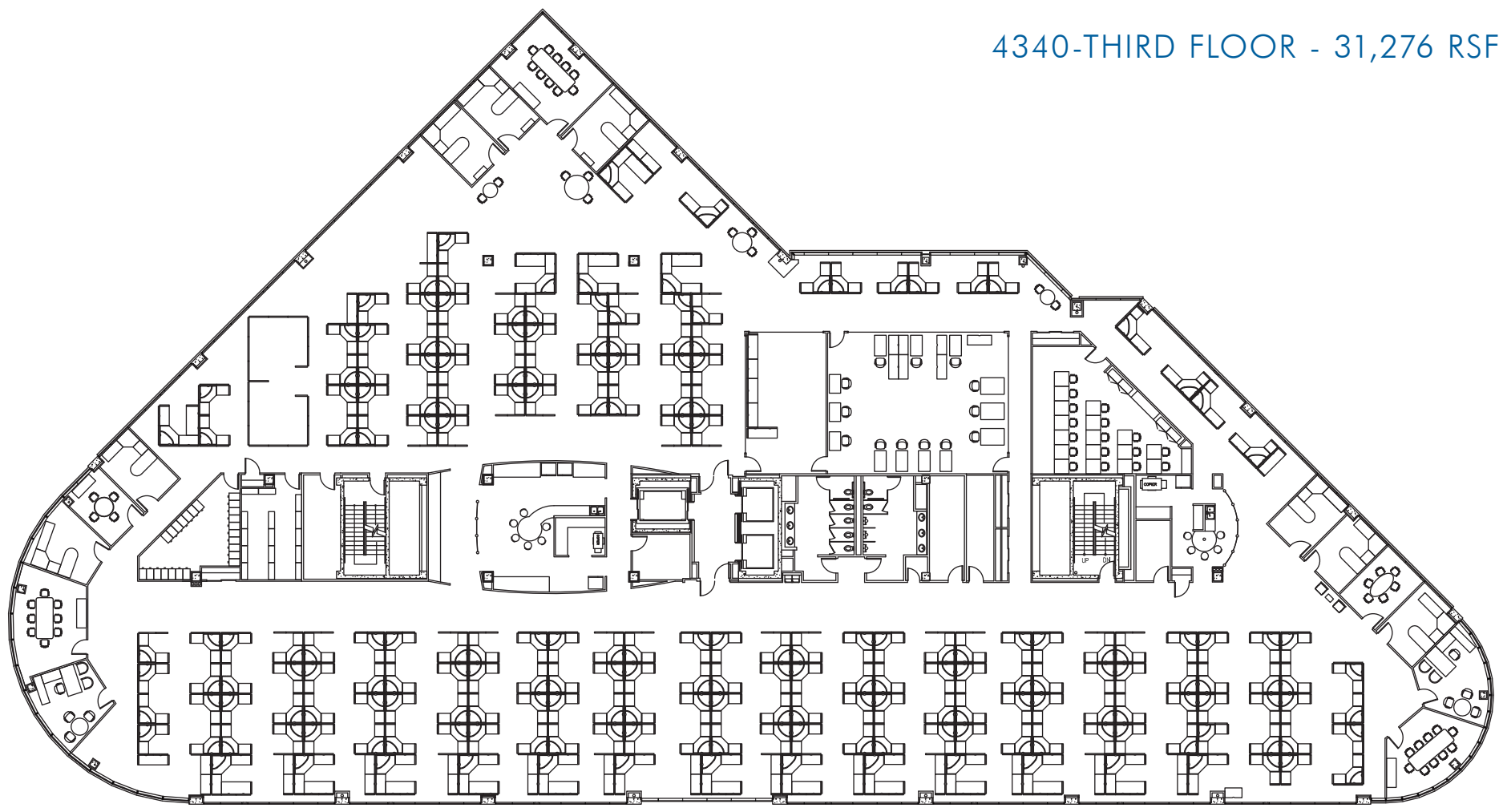


4340-SECOND FLOOR - 31,269 RSF



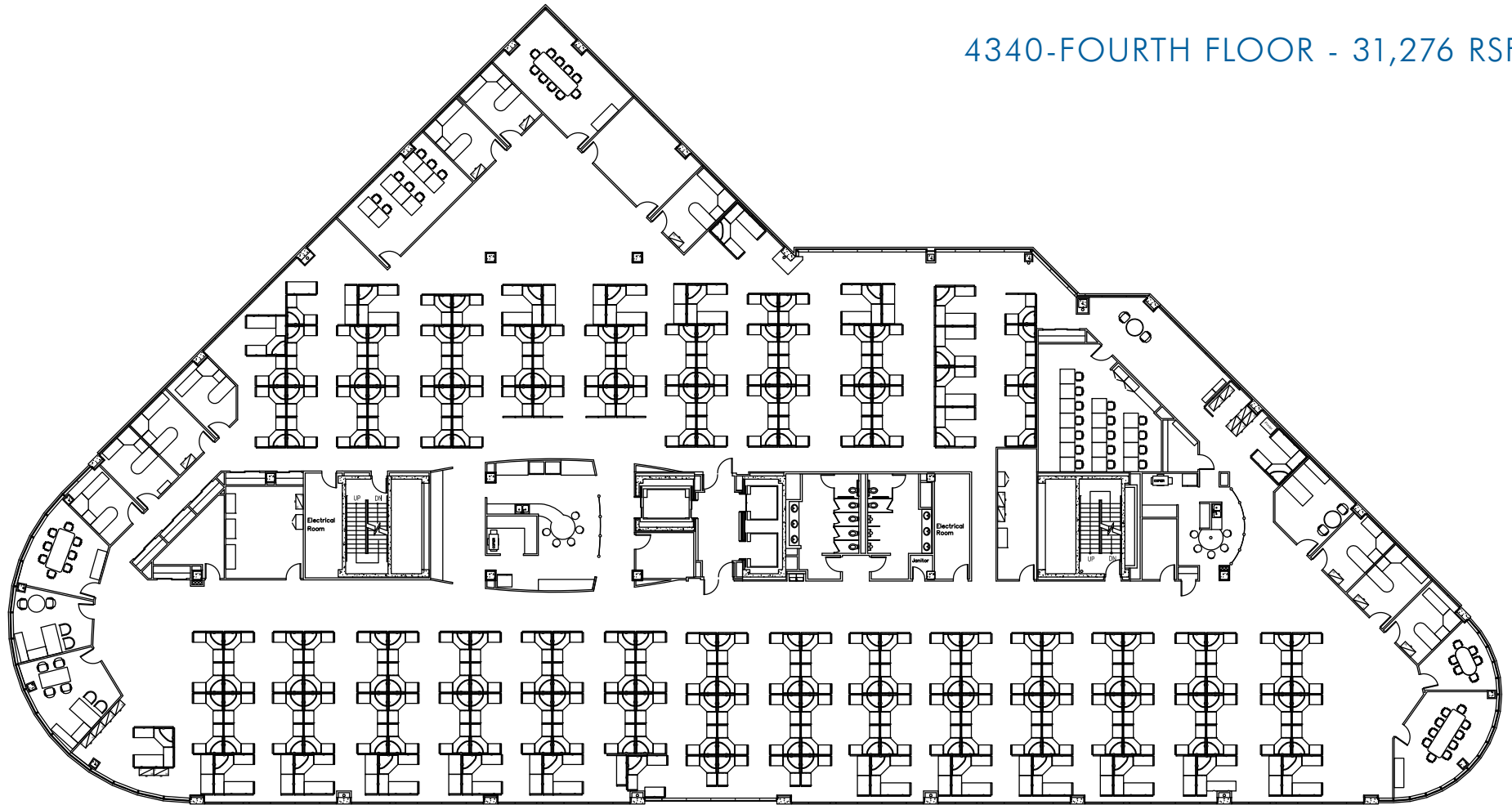


4340-THIRD FLOOR - 31,276 RSF





4340-FOURTH FLOOR - 31,276 RSF



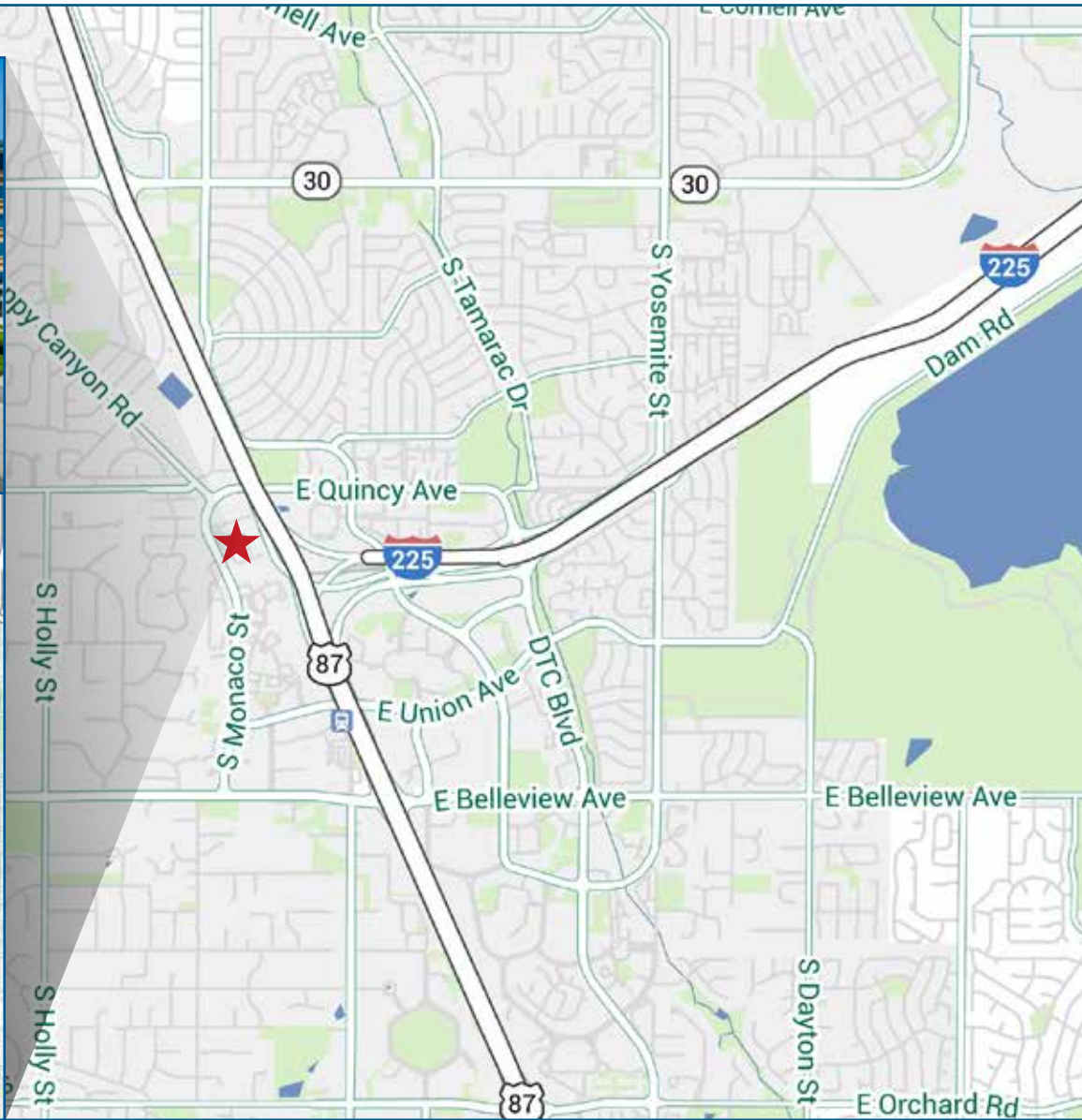
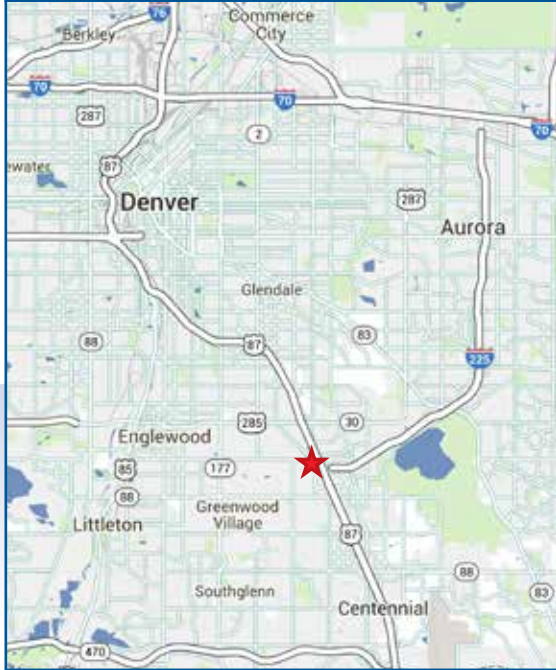
LOCATION ATTRIBUTES





4340

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To Downtown
Denver

Sonic
Quiznos
La Fogata

To Denver
International Airport
Via I-225

Hilton Garden Inn

Hyatt Regency

Marriott

Union Ave

BELLEVUE
LIGHT RAIL STOP

Denver
Technology
Center

Shanahan's
Woody Creek Bakery

Qdoba
Hampton Inn
Panera
Darcy's Bistro
Peppino's Pizza

McCormick & Schmick's

S Monaco St

Homestead Suites
Taco Bell
McDonald's

Great Northern Tavern
Baker's Street Pub
Which Wich
and more . . .

Bellevue Road

Ramada Inn
Super 8 Motel
Extended Stay America

Wendy's
FedEx Office

Ulster Pkwy

Pappadeaux

YaYa's Cafe
Hyatt Place

Bellevue Road

S Quebec St

Landmark Theater
Comedy Works
Espresso Cafe
Hapa Lounge
Jing
Lila B Restaurant
Slattery's Irish Pub
Ted's Montana Grill
HW Home
and more . . .

Chipotle
Cool River Bar & Grill
Bara Sushi
Lark Burger
Noodles & Co.
Starbucks
Il Fornaio
Yogurtini
Spicy Pickle
Original Pancake House
and more . . .

Cuba Cuba
Illegal Pete's Co.
Jason's Deli
Little Ricci's
Nella's Frozen Yogurt
Delectable Egg
Floyd's Barbershop
The Tavern
and more . . .

To
Park Meadows Mall

SOUTHEAST DENVER

4340 S. Monaco is located in the heart of Denver's Southeast Suburban (SES) region within the Denver Tech Center market in the City of Denver. Southeast Suburban Denver spans portions of Denver, Greenwood Village, Englewood, Centennial and Lone Tree and is home to the region's most sought after office parks, a highly educated labor pool, and excellent transportation advantages. With over 33 million SF of office space (over 4 million is tenant owned); the SES area is home to the 2nd largest concentration of employees in the Denver area, out numbered by one, the CBD.

The Southeast Suburban region, in addition to premier business parks, contains the Metro area's largest concentration of executive housing neighborhoods, hotels, golf courses and other recreational amenities. With light rail now servicing the I-25 corridor, the Southeast Suburban region has become even more attractive for businesses seeking live/work/play regions outside of Denver's pricey CBD.

Tenants with a headquarters or large presence in the SES region include:

AIMCO
Comcast
Kaiser Permanente
Standard & Poor's
Black & Veatch
DirecTV
Liberty Media
TriZetto

Catholic Health Initiatives
Dish Network
Merrick & Company
Truven Healthcare
CH2M Hill
Fidelity
Newmont Mining
TW Telecom

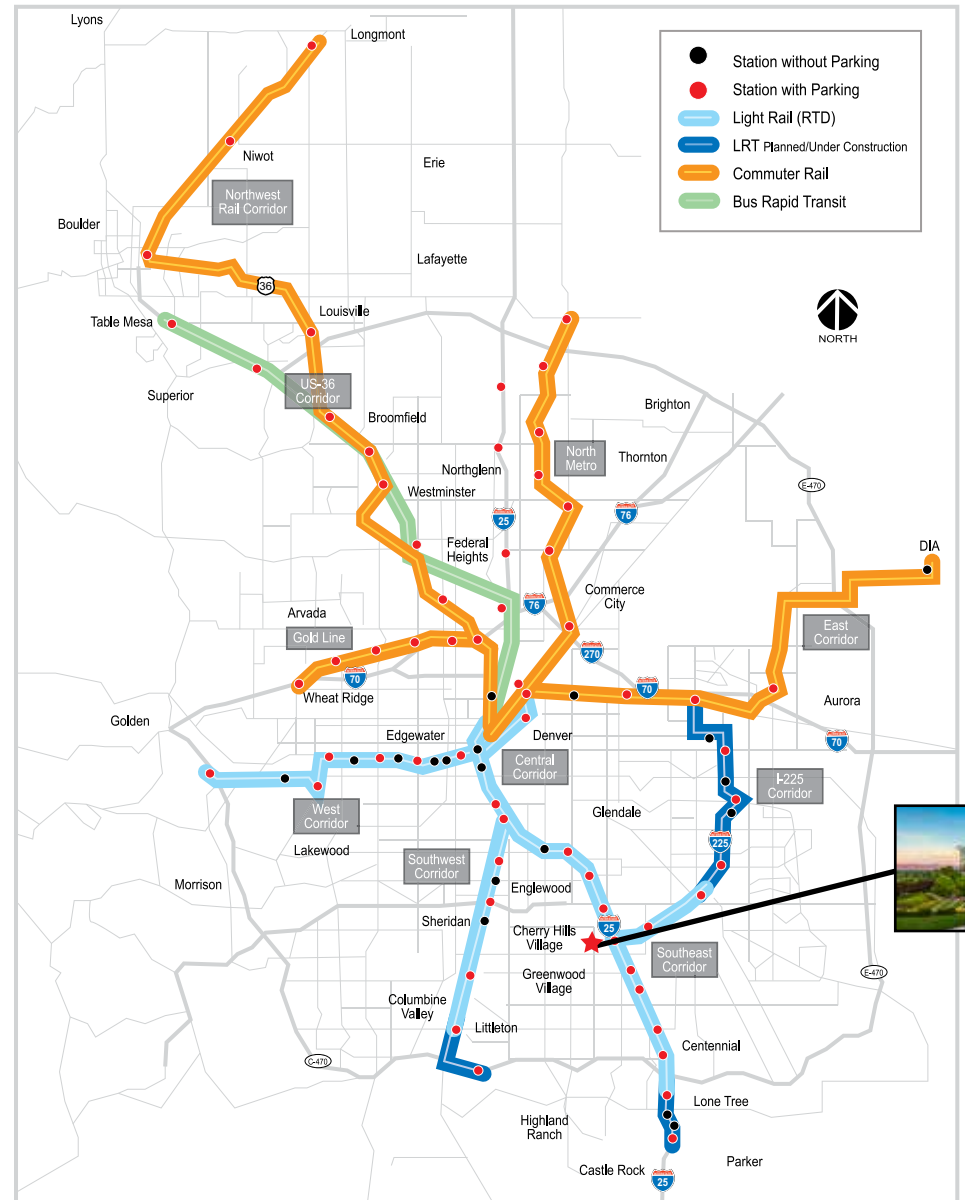
Charles Schwab
Great West Life
Nordstrom
United Launch Alliance
Charter Communications
Hitachi Data Systems
Oracle
URS

Cisco Systems
IHS
Re/Max
CoBank
Jackson National Life
Rio Tinto
Western Union





PUBLIC TRANSIT



WHY DENVER?

Located 15 miles east of the front range of the Rocky Mountains, Denver's central geographic location has played a large role in its economic success. Because Denver is within a two-hour flight of two-thirds of the United States and within four hours of every major city with a population of one million or more on the continent, it has evolved into a major national transportation and commercial hub. Denver also enjoys strategic advantages for intercontinent commerce located on the 105th meridian, halfway between Tokyo and Munich. Denver is the largest city in the U.S. with access to both Pacific and European markets in a single business day.

As companies and their employees are seeking to expand and move to cities with a distinct quality of life advantage. Denver has surged in the national spotlight. With affordable home prices, world-class skiing, an abundance of outdoor recreational amenities, the second most highly educated labor pool, over 300 days of sunshine a year, and a new multi-billion dollar transportation network, Denver is now on the map as a major dominating force in the U.S. economy.

These distinct advantages allow the region to attract young, highly skilled workers and companies. Denver is adding jobs in the most viable growth industries including energy, IT/software, aerospace, bioscience, telecommunications, financial services, and healthcare. Metro Denver's population reached nearly 3.06 million in 2014 and is consistently ranked as one of the fastest-growing areas in the nation. By 2020, the Denver area is expected to have nearly 3.5 million residents.

ECONOMIC HIGHLIGHTS:

DENVER'S TOTAL EMPLOYMENT GREW 2.8% IN 2014.

DENVER ADDED NEARLY 41,500 JOBS IN 2014.

2014 YTD EMPLOYMENT IS UP 3.3% THRU JULY (48,100 JOBS)

DENVER'S STRONG JOB GROWTH HAS PUSHED THE CURRENT UNEMPLOYMENT RATE TO 3.75%

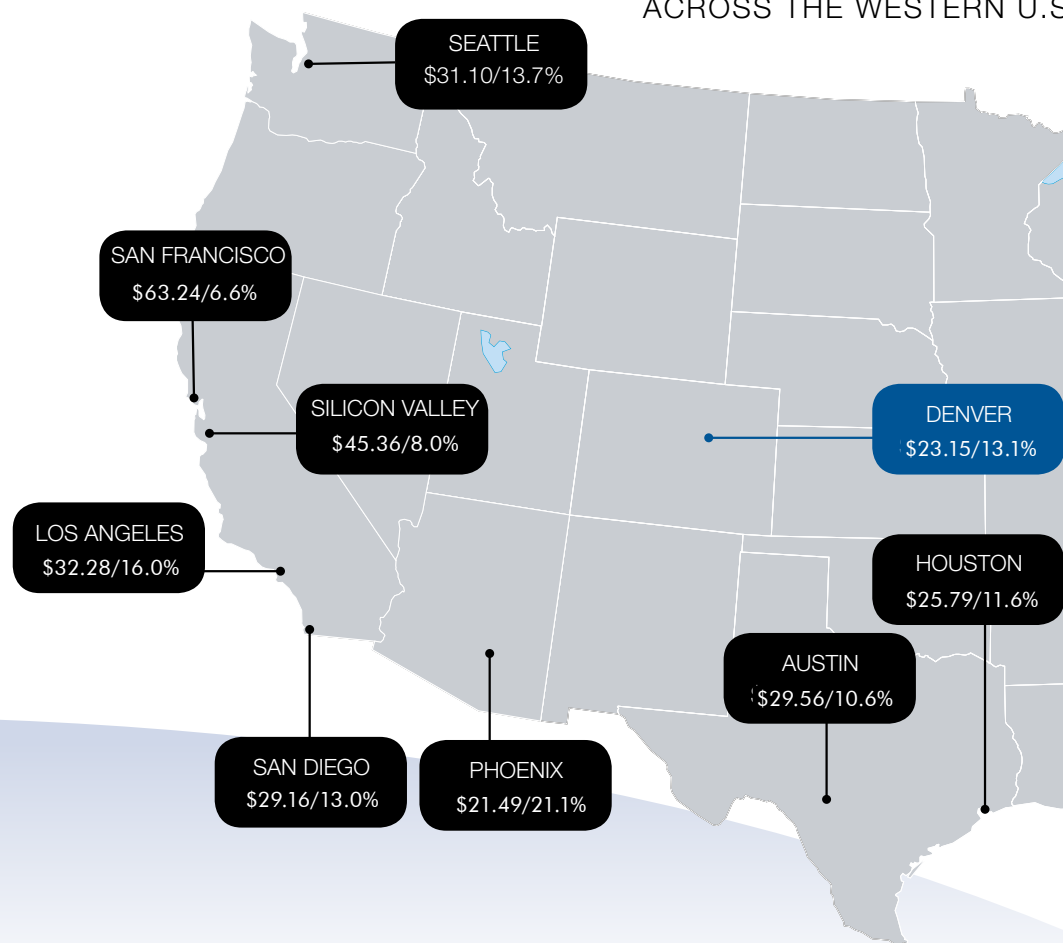
ALL PRIVATE SECTORS INDUSTRIES AS WELL AS THE PUBLIC SECTOR INDUSTRIES POSTED NET JOB INCREASES IN 2014 EXCEPT FOR FINANCIAL ACTIVITIES AND INFORMATION

WHY DENVER?

DENVER ECONOMY AT A GLANCE			
CATEGORY	2012	2013	2014
Population	2.95 M	3.00 M	3.06 M
Net Migration	31,320	34,860	31,750
Employment Growth	2.90%	3.50%	2.80%
Unemployment Rate	7.50%	6.40%	3.75%
New Residential Units	7,814	12,781	15,219

Source: Moody's Analytics

RENTAL RATE & VACANCY COMPARISON ACROSS THE WESTERN U.S.



WHY DENVER?

Major infrastructure improvements in the region, including the city's \$7.8 billion light rail expansion and the Denver International Airport expansion, as well as diversified business and economic climate have put Denver on the map as a first tier market. As a result of Denver's strong national press and dominance in national rankings, new firms are announcing their push into Denver's labor pool every month. Notable employment news over the last 12 months include:

charles SCHWAB

Charles Schwab & Co., Inc. opened its new Colorado campus in Lone Tree in October. A total of approximately 1,900 employees will move into the 650,000-square-foot, 47-acre campus in phases over the next year and a half.



Charter Communications is under construction on a new 85,000 SF research and development lab in the Southeast Suburbs that will add over 50 high-paying jobs.



The electronic-components company announced plans in September to move its headquarters to Centennial by the end of 2014. The new 128,000-square-foot building will house approximately 500 workers from existing area offices.



ConAgra Food and Horizon Milling have chosen Denver for the headquarters of Ardent Mills, a new joint company that is poised to have combined sales of over \$4 billion and employ roughly 250 in the Denver area.



Transamerica recently signed a 121,000 sq. ft. lease in Denver in February. It will double the size of Transamerica's Denver office and bring the company's local presence to 650 employees.



First Data Corp. signed a 98,000-square-foot lease in the DTC in May. The company moved their Greenwood Plaza-based operations and invested more than \$8 million into the new facility.



The largest bank headquartered in Colorado, CoBank recently signed a lease for nearly 275,000 SF in a to-be built TOD building along I-25 to accommodate future growth – construction began July 2014.



KAISER PERMANENTE®

Kaiser Permanente recently opened their new 120,000 SF IT campus in Greenwood Plaza with 350 new high-paying jobs, and plans to hire an additional 350 by 2015.



DENVER CULTURAL MAP



WHY DENVER?

DENVER EMPLOYMENT

With all private sectors reporting positive job growth for 2013 and 2014, it is evident that Denver houses a diverse business base. The region's employment can be broken out into eight major employment clusters, driving the majority of the private sector employment.

AEROSPACE: Colorado has the 3rd largest aerospace economy (behind Florida and California) and Metro Denver ranks 1st in private sector aerospace employment out of the 50 largest metropolitan areas with 19,810 workers and over 100 firms.

AVIATION: Metro Denver directly employs nearly 16,000 with Denver International Airport (DIA) serving as the major economic engine for the region's aviation industry. Furthermore, travelers can reach 2/3 of the nation within 2 hours and is within 4 hours flying time of every North American city over 1 million residents.

BIOSCIENCE: With more than 15,000 bioscience workers at almost 600 companies. Denver ranks 9th among the top 50 metro areas for employment concentration in medical devices and 5-year employment growth in the industry has reached double digits.

BROADCASTING / TELECOMMUNICATIONS: The broadcasting and telecommunications sectors employs nearly 41,000, ranking Denver 6th in the nation. This region is also the largest in the U.S. to offer one-bounce satellite uplinks due to its unique geographic location in the Mountain Time zone.

ENERGY: This industry cluster, comprised of fossil fuels and cleantech, directly employs 50,000 in Metro Denver and supports an estimated 250,000 jobs throughout the state. Nearly 3,000 energy firms are located in the region and the continued job growth from this sector is a bright spot in the local and national economy.

FINANCIAL SERVICES: Approximately 90,000 people are employed by this industry, including banking, financing, investments and insurance. Denver is one of the few regions outside of the Northeast and large coastal cities with a significant financial service industry.

HEALTHCARE: This is one of the fastest growing industries in Denver, currently boasting over 182,000 employees in the region in over 18,000 companies. With a \$7+ billion annual payroll, the healthcare sector has a compelling and meaningful economic impact in Denver.

IT / SOFTWARE: Colorado ranks 3rd in the nation for its concentration of high-tech workers, rivaling areas such as Northern California and Massachusetts. Denver directly employs over 45,000 IT and software workers with an average wage of \$97,000.



WHY DENVER?

NATIONAL ECONOMIC RANKINGS: OUTPERFORMING THE NATION

- Denver's economy continues to outpace that of most major metro areas.
- Denver was ranked as a top city to invest in and watch in the 2014 Emerging Trends in Real Estate released by the Urban Land Institute and PwC. The publication cited Denver's attractive lifestyle, 24/7 live/work/play environment, and transportation initiatives as major draws to the market.
- Denver is the 6th best place for business and careers according to Forbes, citing its central location, highly educated workforce, strong job growth, and concentration of growing industries like energy, technology and telecommunications; Fort Collins, Boulder and Colorado Springs were also in the top 50
- Both Forbes and CNNMoney ranked Denver as the 6th fastest growing city in the U.S. for 2014
- Denver is one of the top 10 fastest-growing cities in the nation. - Forbes, 2015
- The U.S. Census Bureau cited Colorado as the 2nd most highly educated state (2013)
- Colorado is the nation's second most highly educated state (behind Massachusetts) for residents with a bachelor's degree or higher. - U.S. Census Bureau, 2013
- Colorado has the nation's top economy, based on economic performance in the past year. - Business Insider, 2014
- Colorado is a top-three state for job growth. - Forbes, 2014
- Two Colorado cities ranked among the top five for "Best Places for Business and Careers" list. - Forbes, 2014
- Colorado is a top-five state for entrepreneurship and innovation. - U.S. Department of Commerce and The Economic Development Administration, 2014
- Colorado has the nation's lowest obesity rate and is No. 2 for physical activity. - Trust for America's Health, 2014; Kaiser State Health Facts, 2014



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WHY COLORADO?

THE COLORADO LIFESTYLE

- 300 Days of Sunshine per year (more than Miami or Los Angeles)
- Ranked leanest state in the nation
- 42 state parks
- 4 national parks
- 15 national forest and national grass lands
- 25 ski resorts
- 10 scenic & historic railways
- 58 fourteeners (peaks over 14,000 feet)
- Over 9,000 miles of trout streams
- More than 180 craft breweries
- More than 100 vineyards



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