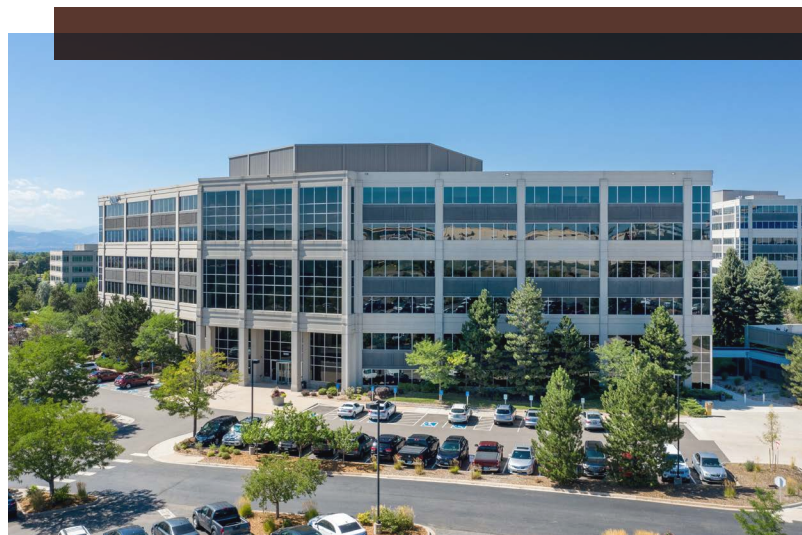


THE CAMPUS AT WATERVIEW



CAMPUS OVERVIEW

The Campus at Waterview features three buildings bordered by lakes, trails and an outdoor plaza.



WATERVIEW I

8005 South Chester Street,
Centennial, Colorado



WATERVIEW II

9155 East Nichols Avenue,
Centennial, Colorado



WATERVIEW III

8000 South Chester Street,
Centennial, Colorado



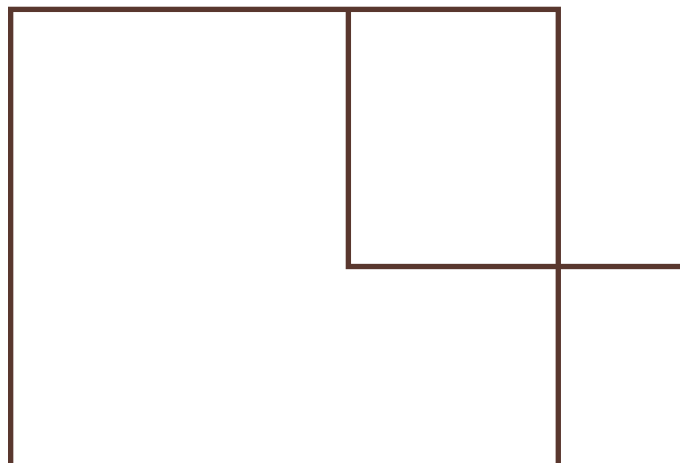
68 PERSON CONFERENCE ROOM



OUTDOOR PATIO



RENOVATED
LOBBIES



The Campus at Waterview Building Highlights

An attractive campus setting located west of I-25 between Dry Creek Road and County Line.

- Campus environment bordered by lakes, trails, and an outdoor plaza
- Renovated common areas
- Class AA finishes throughout
- **FITNESS CENTER NOW OPEN**
- Common conference room that seats up to 68 people
- Outdoor patio seating at Waterview III overlooking pond
- Unmatched retail and dining amenities nearby
- Parking 4.5/1,000 SF with covered parking available at market rate
- Highly accessible location with immediate access to highways
- Walking distance to Dry Creek Light Rail Station
- Large efficient floor plates
- Outstanding views
- On-site property management



Flexible Work Environment

Floorplates that provide efficient, productive work spaces suitable for numerous layouts and configurations.

WATERVIEW I

100% Leased

WATERVIEW II

Suite 100: 8,776 SF *

Suite 115: 3,130 SF *

Suite 185: 5,157 SF *

Suite 300: 3,024 SF

Suite 325: 3,036 SF
Spec Suite

WATERVIEW III

Suite 200: 16,547 SF *Plug & Play*

Suite 310: 6,849 SF

Suite 320: 5,066 SF

Suite 375: 7,602 SF *Plug & Play **

Suite 600A: 2,045 SF

** contiguous*



Active & Vibrant Business Area

The Campus at Waterview is nestled in Centennial's most attractive business area in close proximity to the densest population of educated workers in the Denver metro area. Located only 1 mile from Dry Creek Lightrail Station and features immediate access via I-25 & C-470.

Abundant retail is located nearby at Centennial Promenade and the largest shopping mall in Denver, Park Meadows. Both of which offer ample dining and shopping options.



CENTENNIAL PROMENADE

- SNARF'S
- TOTAL WINE
- REDLAND'S GRILL
- ROCK BOTTOM BREWERY
- LONGHORN STEAKHOUSE
- CHIPOTLE
- GARBANZO
- BUFFALO WILD WINGS
- MOD PIZZA
- JASON'S DELI
- PETCO



TOPGOLF CENTENNIAL

- VIEWHOUSE
- MY NEIGHBOR FELIX
- SHERATON DTC
- LA QUINTA INN & SUITES
- MAGGIANO'S LITTLE ITALY
- HYATT HOUSE
- EXTENDED STAY AMERICA
- COMFORT SUITES

DRY CREEK RD.



DRY CREEK STATION



WATERVIEW I



WATERVIEW III

IKEA



WATERVIEW II

HILTON DENVER INVERNESS

FLEMING'S STEAKHOUSE

HOMWOOD SUITES

COUNTY LINE RD.



COURTYARD MARRIOTT

RESIDENCE INN

COLORADO ATHLETIC CLUB



COUNTY LINE STATION

HOME DEPOT

FLOOR & DECOR



AT HOME

PARK MEADOWS MALL

- CALIFORNIA PIZZA KITCHEN
- DICK'S SPORTING GOODS
- CHEESECAKE FACTORY

- DILLARD'S
- SEASONS 52
- EARL'S KITCHEN + BAR
- JC PENNEY

- MAGY'S
- NORDSTROM
- YARD HOUSE

- CHIK-FIL-A
- IN-N-OUT BURGER
- STARBUCKS
- GOLD STONE CREAMERY
- QBODA
- HYATT PLACE
- DSW

- COSTCO
- BEST BUY
- OLD NAVY
- MARSHALLS

8000

THE CAMPUS AT WATERVIEW

LEASING CONTACTS

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