



PROPERTY DESCRIPTION

Plaza 6000 is a well-located office complex in central Denver at 6000 E. Evans Avenue, offering tenants convenient access to I-25 while allowing them to skip downtown traffic. The property is within walking distance to light rail and is ideally positioned near the Denver Tech Center (DTC) and the Colorado Boulevard Corridor. The three multi-tenant office buildings are arranged around a landscaped entrance courtyard with a fountain, creating a campus-style environment. Ownership has recently invested in numerous capital improvements, and the property now offers turn-key spec suites ready for immediate occupancy. Suite plans can be found at www.mylitecre.com

The broker is disclosing that he is a licensed real estate agent in the state of Colorado and that he has an ownership interest in the property

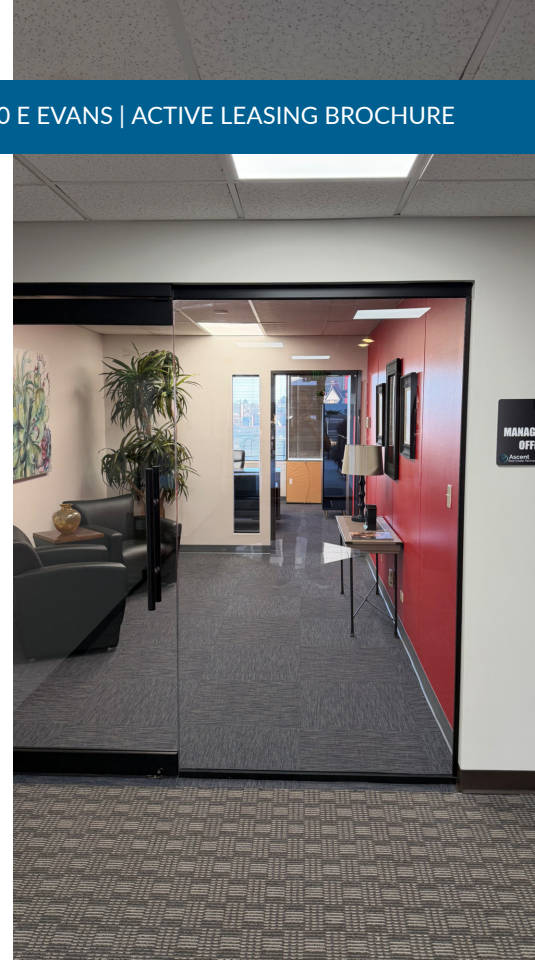
PROPERTY HIGHLIGHTS

- Onsite management and leasing
- Located in a densely populated urban / suburban corridor
- Conveniently located to serve the South Denver markets
- Located near many restaurants

OFFERING SUMMARY

Lease Rate:	\$16.00 - \$20.00 SF/yr (Full Service)
Available SF:	379 - 12,000 SF
Lot Size:	4.27 Acres
Building Size:	108,611 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,081	83,600	210,276
Total Population	18,281	177,360	443,064
Average HH Income	\$116,340	\$127,968	\$134,695

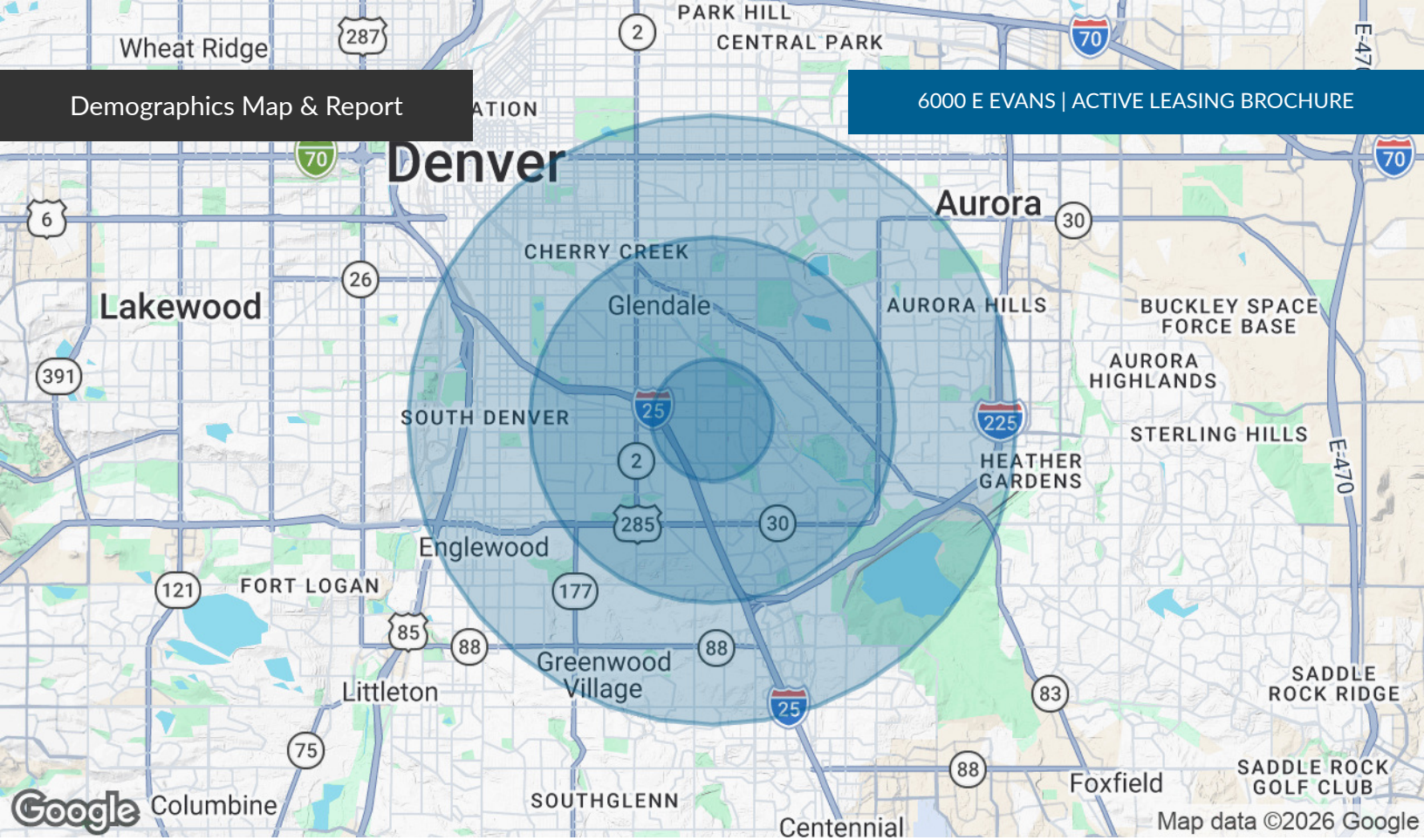


LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	379 - 12,000 SF	Lease Rate:	\$16 - \$27 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building One - Suite 021	Available	705 SF	Full Service	\$16.00 SF/yr	Reception, 2 offices, storage room and lots of light
Building One - Suite 110	Available	2,412 SF	Full Service	\$18.00 - \$20.00 SF/yr	5 Offices, Reception, Break Room, Water. Can be combined with 131 for a total of 2791 SF. See plans.
Building One - Suite 131	Available	379 SF	Full Service	\$18.00 SF/yr	Reception/Office. Can be rented separately or combined with 110 for a total of 2,791 SF. See plans.
Building One - Suite 211	Available	775 SF	Full Service	\$18.00 SF/yr	2 Offices / Reception
Building One - Suite 212	Available	781 SF	Full Service	\$18.00 SF/yr	Small reception with two large offices with a copy/storage room
Building One - Suite 341	Available	1,082 SF	Full Service	\$19.00 SF/yr	Reception and 3 large offices.
Building One - Suite 350	Available	4,448 SF	Full Service	\$18.00 SF/yr	Can be separated into 3 separate Suites: 350, 360 & 363
Building Two - Suite 235	Available	1,158 SF	Full Service	\$18.00 - \$20.00 SF/yr	4 Large Offices and Reception
Building Three - Suite 160	Available	714 SF	Full Service	\$18.00 SF/yr	2 private offices, large open bull pen
Building Three - Suite 205	Available	2,548 SF	Full Service	\$18.00 - \$20.00 SF/yr	Fully Recently Renovated Spec Suites! Including reception, large conference room with glass and 7 Offices
Building Three - Suite 250	Available	987 SF	Full Service	\$18.00 SF/yr	Small reception, 3 large offices and data room
Building Three - Suite 304	Available	783 SF	Full Service	\$18.00 - \$20.00 SF/yr	Remodeled: 3 Offices, Reception
Building Three - Suite 310	Available	1,008 SF	Full Service	\$18.00 SF/yr	Large reception, 3 large offices, fresh paint.
Building Three - Suite 311	Available	1,460 SF	Full Service	\$18.00 SF/yr	Large bull pen area, 6 large offices, fresh paint.
Building Three - Suite 320	Available	1,761 SF	Full Service	\$27.00 SF/yr	6 offices, reception, conference room
Parking Lot Space	Available	12,000 SF	Full Service	\$2000 per month	12,000 SF + Parking Lot space available



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,281	177,360	443,064
Average Age	36.9	38.1	38.2
Average Age (Male)	37.0	38.0	38.1
Average Age (Female)	37.9	39.0	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,081	83,600	210,276
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$116,340	\$127,968	\$134,695
Average House Value	\$600,689	\$718,372	\$743,535

2023 American Community Survey (ACS)