

OFFICE BUILDING FOR LEASE

PLAZA 6000

6000 E EVANS AVENUE, DENVER, CO 80222



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 - 8,801 SF
Lot Size	4.27 Acres
Building Size	108,611 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	466	2,415	7,813
Total Population	898	5,255	17,601
Average HH Income	\$79,973	\$105,593	\$117,252



JAMIE MITCHELL

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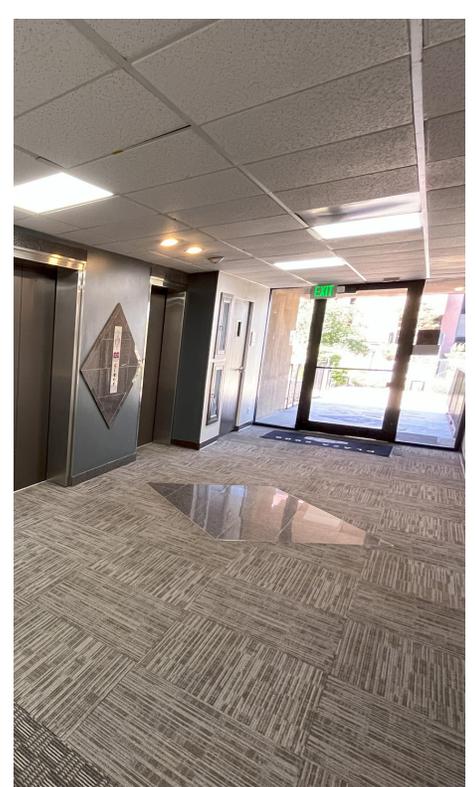
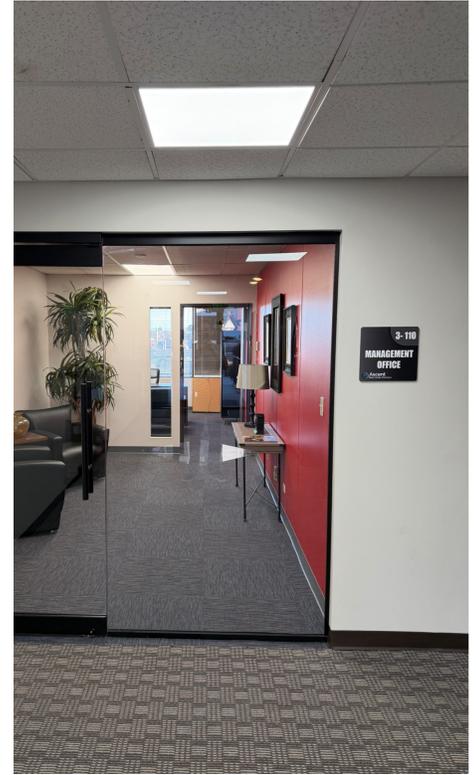
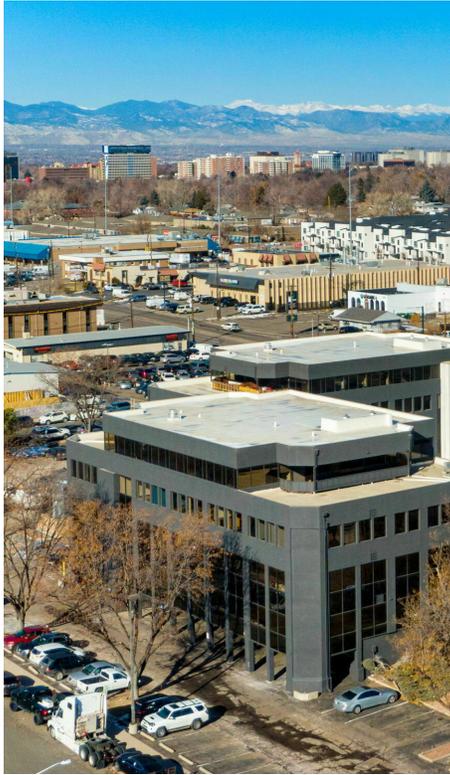
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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	379 - 8,801 SF	Lease Rate:	\$16.00 - \$20.00 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	-
Building One - Suite 110	Available	2,412 SF	Full Service	\$18.00 - \$20.00 SF/yr	5 Offices, Reception, Break Room, Water
Building One - Suite 131	Available	379 SF	Full Service	\$18.00 SF/yr	Reception/Office
Building One - Suite 211	Available	775 SF	Full Service	\$18.00 SF/yr	2 Offices / Reception, Water
Building One - Suite 212	Available	781 SF	Full Service	\$18.00 SF/yr	-
Building One - Suite 260	Available	1,259 SF	Full Service	\$18.00 - \$20.00 SF/yr	4 Offices, Reception, Break - Spec Suite, Water
Building One - Suite 265	Available	1,183 SF	Full Service	\$18.00 SF/yr	Open Concept, 1 Office, Kitchenette, Lots of Glass, Water
Building Two - Suite 235	Available	1,158 SF	Full Service	\$18.00 - \$20.00 SF/yr	4 Large Offices and Reception
Building Two - Suite 250	Available	818 SF	Full Service	\$18.00 - \$20.00 SF/yr	4 Offices, Reception, Storage, Water
Building Two - Suite 260	Available	1,305 SF	Full Service	\$18.00 SF/yr	2 Offices, Reception, Storage/Break
Building Two - Suite 300	Available	8,801 SF	Full Service	\$18.00 - \$20.00 SF/yr	Full Floor - Move-in Ready, Water
Building Three - Suite 014	Available	1,660 SF	Full Service	\$16.00 SF/yr	4 Offices, Break, Laminate Reception, Storage, Water
Building Three - Suite 140	Available	1,326 SF	Full Service	\$18.00 SF/yr	2 Offices, Reception, Large Open Bull Pen, Spec Suite
Building Three - Suite 160	Available	714 SF	Full Service	\$18.00 SF/yr	-
Building Three - Suite 250	Available	987 SF	Full Service	\$18.00 SF/yr	-
Building Three - Suite 304	Available	783 SF	Full Service	\$18.00 - \$20.00 SF/yr	3 Offices, Reception
Building Three - Suite 310	Available	1,008 SF	Full Service	\$18.00 SF/yr	-
Building Three - Suite 311	Available	1,460 SF	Full Service	\$18.00 SF/yr	-



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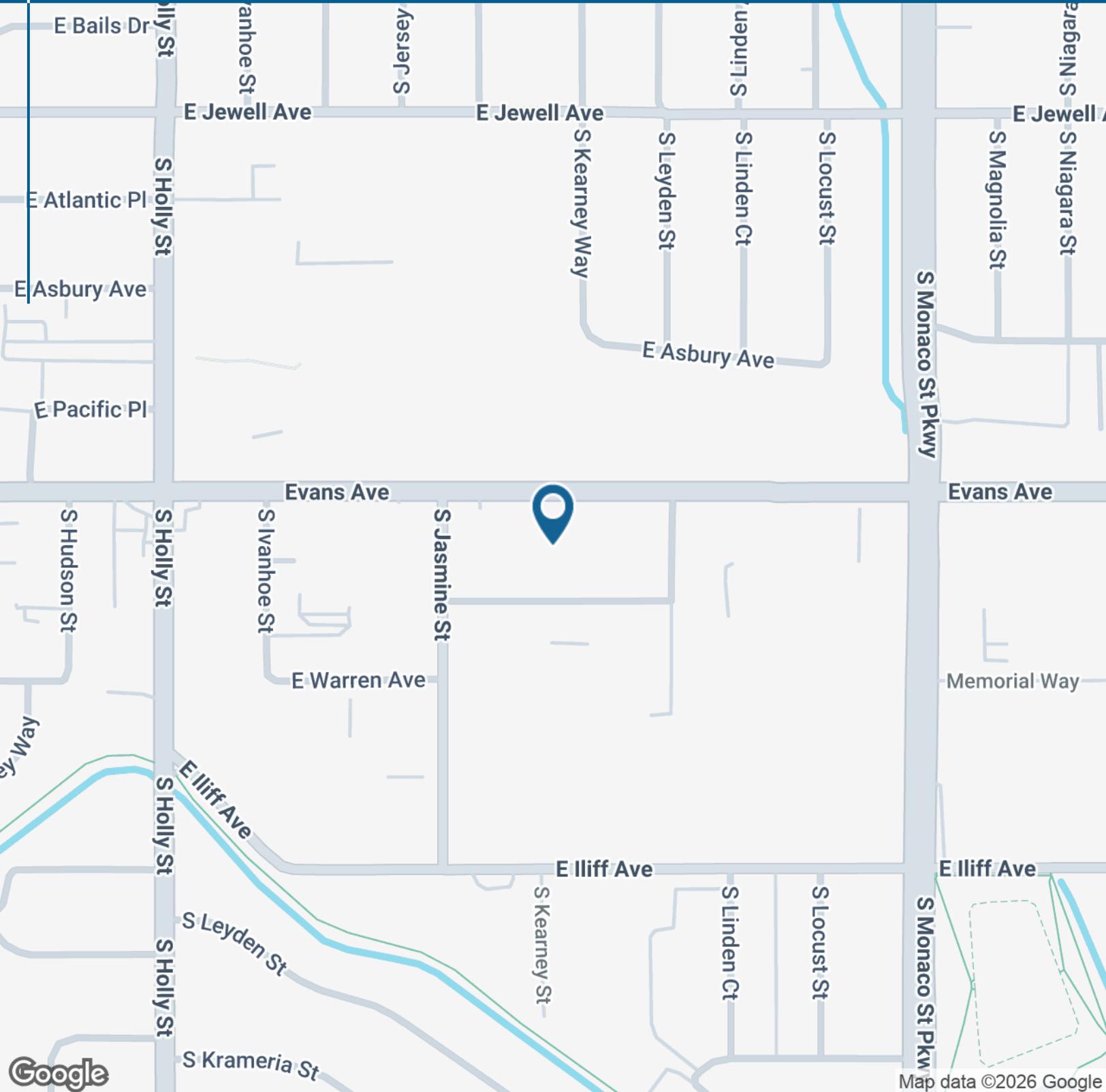
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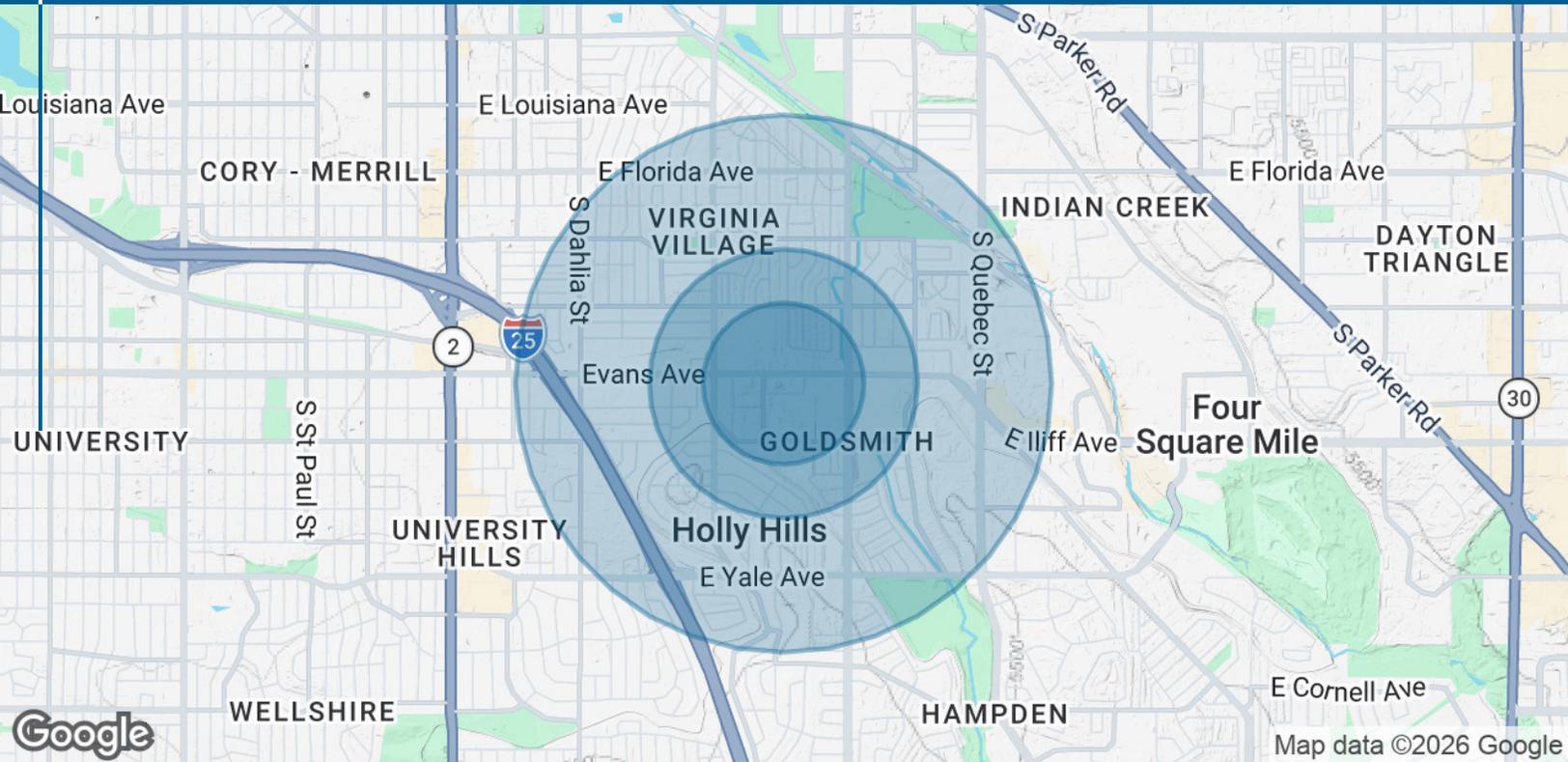
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	898	5,255	17,601
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	39	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	466	2,415	7,813
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$79,973	\$105,593	\$117,252
Average House Value	\$678,554	\$685,567	\$685,962

Demographics data derived from AlphaMap



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