

THE SUMMIT AT DRY CREEK



SUMMIT I

10333 EAST DRY CREEK ROAD • ENGLEWOOD, CO 80112



SUMMIT II

10303 EAST DRY CREEK ROAD • ENGLEWOOD, CO 80112

PROPERTY INFORMATION

- Total Square Feet:** Summit I: 138,009 RSF; Summit II: 85,073 RSF
- # of Floors:** Four (4) stories
- Year of Construction:** 1997 and 1998
- Parking Ratio:** 4.4:1000 RSF, Surface and Structured
- Expense Stop:** Base Year
- Tenant Improvements:** Negotiable
- Lease Rates:** \$19.00-\$21.00/RSF/Full Service/Gross/Annum
- Maximum Contiguous:** 22,072 RSF
- Minimum Divisible:** 1,930 RSF
- Amenities:**
- Located within the Inverness Business Park and adjacent to the shops at Vallagio, a new, transit oriented development with 469 residences and over 20,000 square feet of new restaurants and retailers.
 - Exceptional access to I-25, C-470, E-470 and the Dry Creek Light Rail Station.
 - Close proximity to Park Meadows Mall and the Lonetree Entertainment District.

For more information please visit www.thesummitatdrycreek.com.

SUMMIT I AVAILABILITY

SUITE	SIZE/RSF	COMMENTS
100	20,851	FIRST FLOOR CONVENIENCE Two (2) sides of glass. Office intensive with class rooms and open areas. Available 12/1/2010
130	1,930	SPEC SUITE! Two (2) sides of glass. Three (3) offices, galley kitchen, work room and reception.
200*	7,445	ELEVATOR LOBBY IDENTITY. Office intensive with western views.
220*	11,055	OPEN PLAN. Three (3) sides of glass. Seven (7) offices, large kitchen and work room. Available 1/1/2011
430	8,384	OPEN PLAN. BUILD TO SUIT. Corner suite. Lots of glass.

* Contiguous for 18,500 RSF

SUMMIT II AVAILABILITY

SUITE	SIZE/RSF	COMMENTS
100*	7,387	BUILDING LOBBY IDENTITY! Eleven (11) offices and conference room on glass. Break room, work room, reception and large open interior.
180*	3,563	Open plan, build-to-suit
225	2,623	Market ready. Build-to-suit.
400	22,072	FULL FLOOR! Office intensive with high-end finishes. Great views. Available 1/1/2011

* Contiguous for 10,950 RSF.

Colliers
INTERNATIONAL

PLEASE CONTACT: ROBERT WHITTELSEY, SIOR, JOHN HUTTO OR KATY BRYAN
COLLIERS INTERNATIONAL

Commercial Real Estate Brokerage & Property Management
4643 South Ulster Street • Suite 1000 • Denver, CO 80237 • 303.745.5800 • 303.745.5888 fax • www.colliers.com

LOWE
ENTERPRISES
REAL ESTATE GROUP

THE SUMMIT AT DRY CREEK



RESTAURANTS

- | | |
|----------------------------|-------------------------------|
| 1 Rio Grande Mexican Rest. | 21 Jackson's Sports Grill |
| 2 Cold Stone | 22 Bonos BBQ |
| 3 Red Lobster | 23 Londy's |
| 4 Chick-Fil-A | 24 Trail Dust Steak House |
| 5 Bork's | 25 IHOP |
| 6 Starbucks | 26 Egg & I |
| 7 TGI Friday's | 27 Nick-N-Willy's Pizza |
| 8 Chipotle | 28 Red Robin |
| 9 Heidi's | 29 Subway |
| 10 Tokyo Joie's | 30 McDonald's |
| 11 Quamos | 31 Tado Bell |
| 12 Pasta Bella | 32 Baja Fresh |
| 13 Sun Cafe | 33 Brock's Steak House |
| 14 Sandwich Board | 34 Emile's Bagels |
| 15 Fleming's | 35 Four Leaf |
| 16 Munch & Sub | 36 Country Dinner Parlorhouse |
| 17 Havana Dining | 37 Sappato Beef |
| 18 Kaboba | 38 Tree Margaritas |
| 19 Tokyo Joie's | 39 NY Fish & Chips |
| 20 My Favorite Muffin | 40 Anthony's Pizza |

BANKING

- 1 Bank of the West
- 2 First Horizon Bank
- 3 Chival Bank
- 4 Public Service Credit Union
- 5 Wells Fargo

HOTELS

- 1 Summerfield Suites
- 2 Sleep Inn
- 3 La Quinta
- 4 Sheraton DTC
- 5 Comfort Suites
- 6 Fairfield Inn
- 7 Staybridge Suites
- 8 Extended Stay America
- 9 Residence Inn
- 10 Courtyard Denver
- 11 Holiday Inn

Colliers
INTERNATIONAL

PLEASE CONTACT: ROBERT WHITTELEY, SIOR, JOHN HUTTO OR KATY BRYAN
COLLIERS INTERNATIONAL

Commercial Real Estate Brokerage & Property Management
4643 South Ulster Street • Suite 1000 • Denver, CO 80237 • 303.745.5800 • 303.745.5888 fax • www.colliers.com

LOWE
ENTERPRISES
REAL ESTATE GROUP