

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/RSF/Full Service/Gross/Annum

Maximum Contiguous: 19,362 RSF

Minimum Divisible: 1,160 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
130	1,930	SPEC SUITE! Two (2) sides of glass. Three (3) offices, galley kitchen, work room and reception.
150	4,051	NEW SPEC SUITE! Building lobby double glass door entry! Reception, conference, break room with sink, seven (7) perimeter offices and a large open area for systems furniture.
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.
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.
111	1,160	Three (3) offices on glass. Break room and reception.
180*	3,563	Open plan, build-to-suit
225	2,623	Market ready. Build-to-suit.

* Contiguous for 10,950 RSF.

COLLIERS
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PLEASE CONTACT: ROBERT WHITTELEY, SIOR, JOHN HUTTO OR KATY BRYAN
COLLIERS BENNETT & KAHNWEILER, INC.

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



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 Beer |
| 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

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