

# 4340

MONACO STREET

DENVER, COLORADO



For leasing information, contact:

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118,000 SF AVAILABLE

**CBRE**

[www.cbre.com/denver](http://www.cbre.com/denver)



# THE PROPERTY







4340  
MONACO STREET







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# ACTIVE WORKSPACE | SOCIAL | HEALTHY







## BUILDING SPECIFICATIONS

- **Security:** There is an AMAG security system that controls the garage gate, stairwells, elevators, fitness center and main doors to the 4340 South Monaco building.
- **HVAC Information:** The building has two Mammoth Rooftop units and two cooling towers. There is a single duct system for the heating and air conditioning. Fan powered boxes are used in the perimeter offices and conference rooms for heating and cooling. VAV boxes service the internal areas air only.
- **Back-up Generator:** A 480 volt, 3-phase, 1250 KW diesel fuel back-up generator.
- **ATO Switch:** An ATO switch allows the transfer of power at two separate Xcel Energy substations, Prairie park and Clark substation.
- **Fiber Telecommunications:** Current telecommunication companies include: Qwest, Comcast and AT&T. the buildings are connected by underground conduit with a manhole in between.
- **Ceilings:** This building has a drop ceiling and is 9'6" in height.





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**5 ACRES  
80,000 SF  
EXPANSION**

**E Quincy Ave**



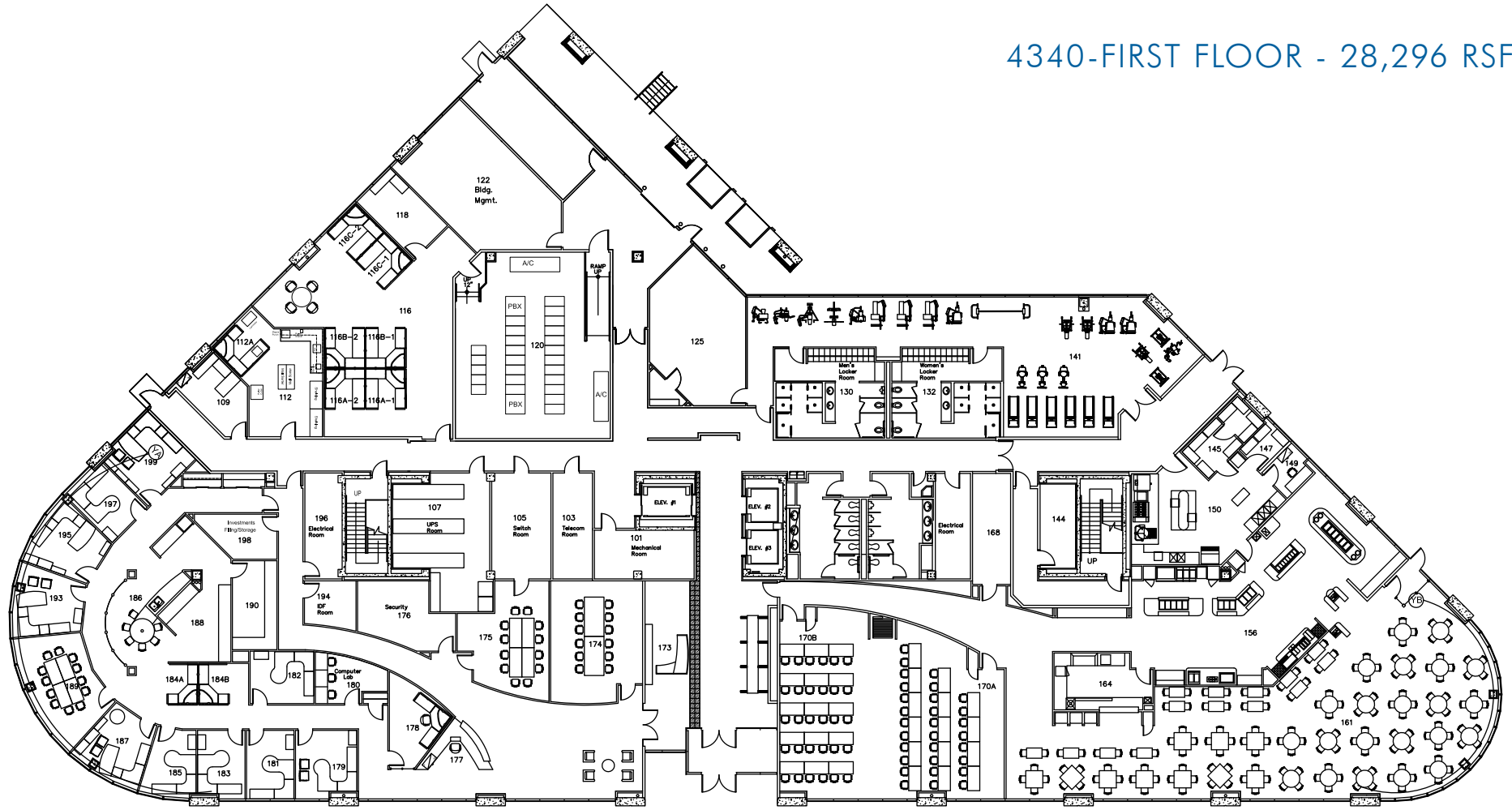
**4340**

**PARKING  
STRUCTURE**

**S Monaco St**



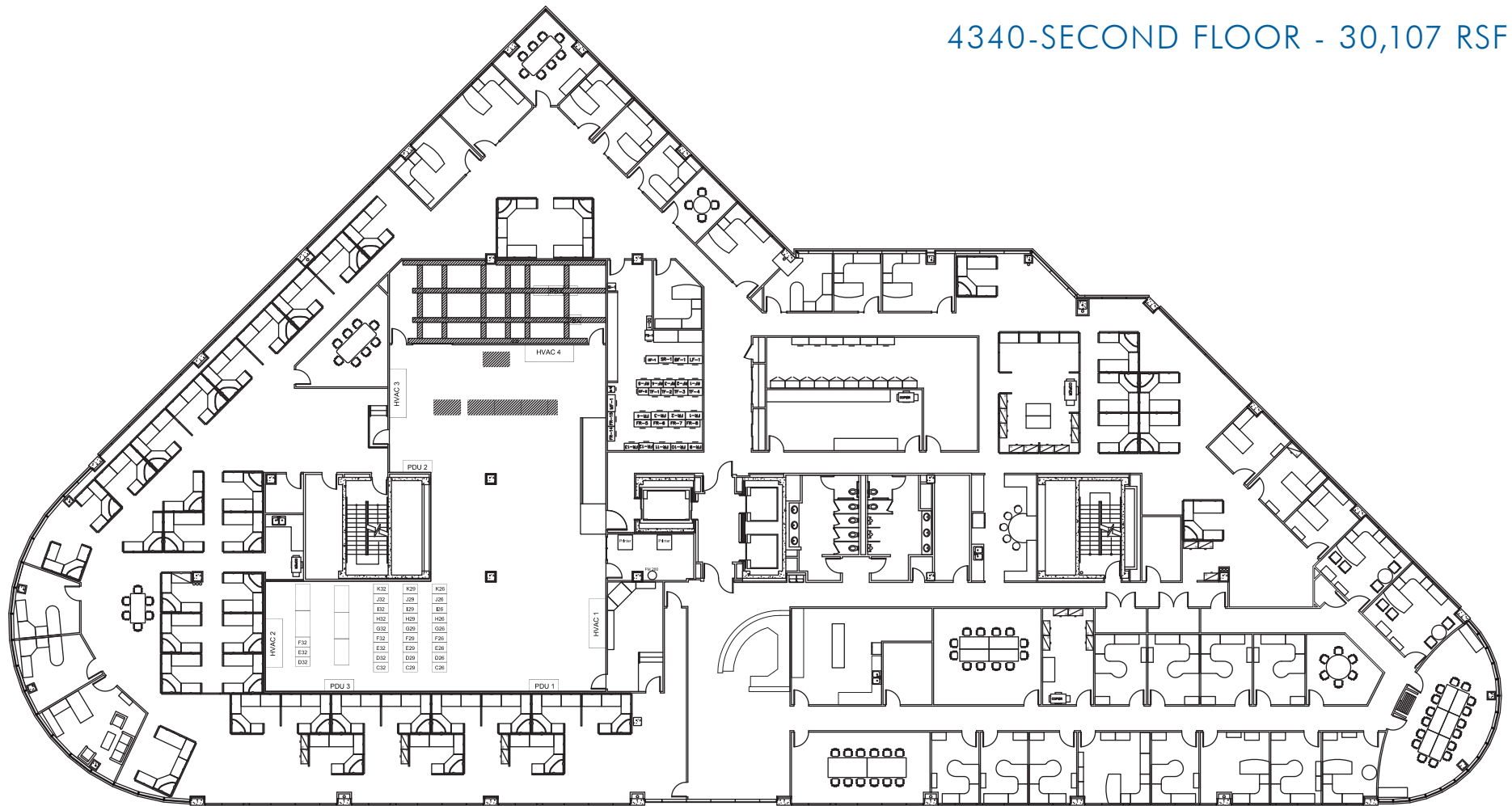
4340-FIRST FLOOR - 28,296 RSF







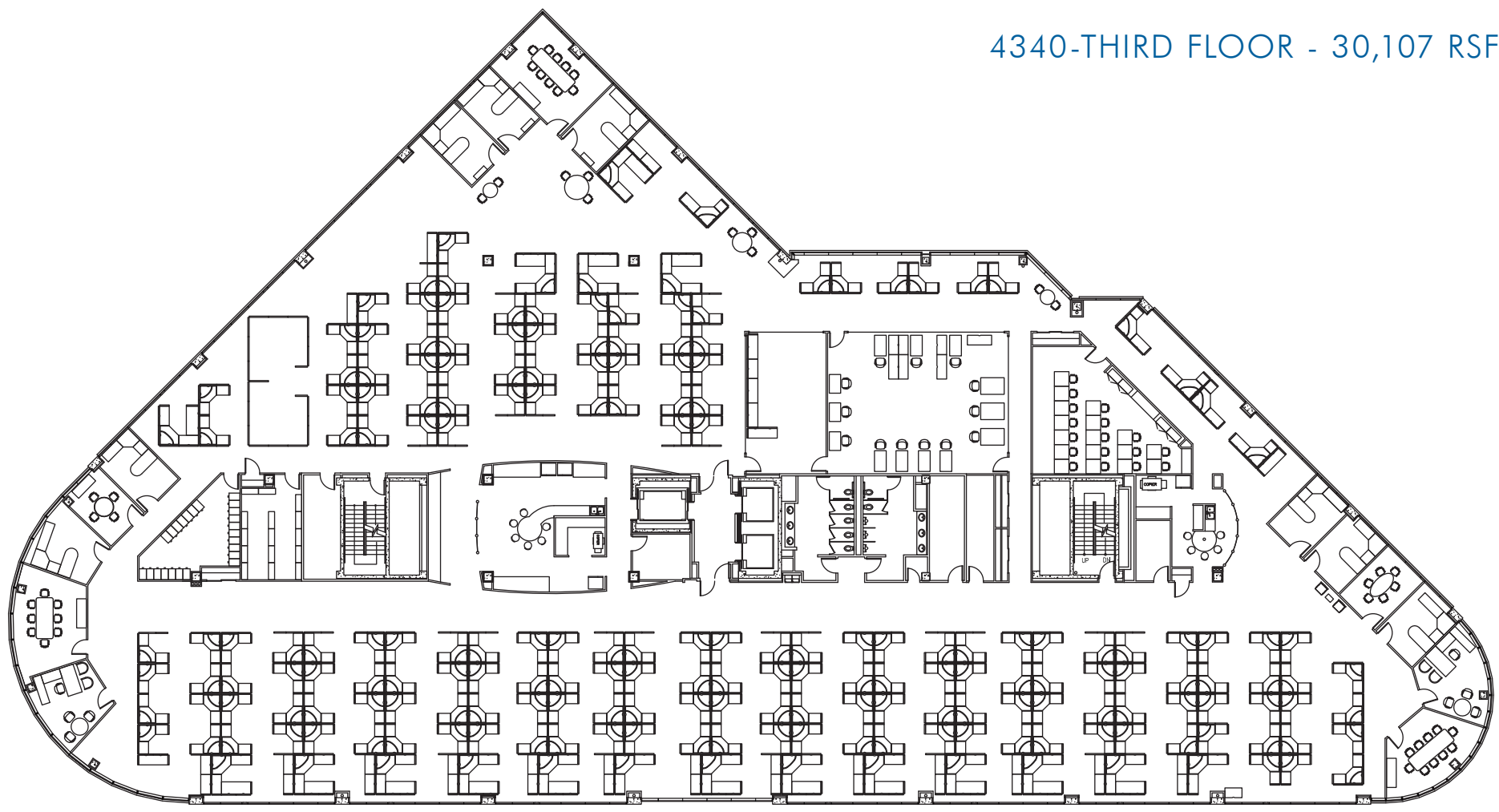
4340-SECOND FLOOR - 30,107 RSF







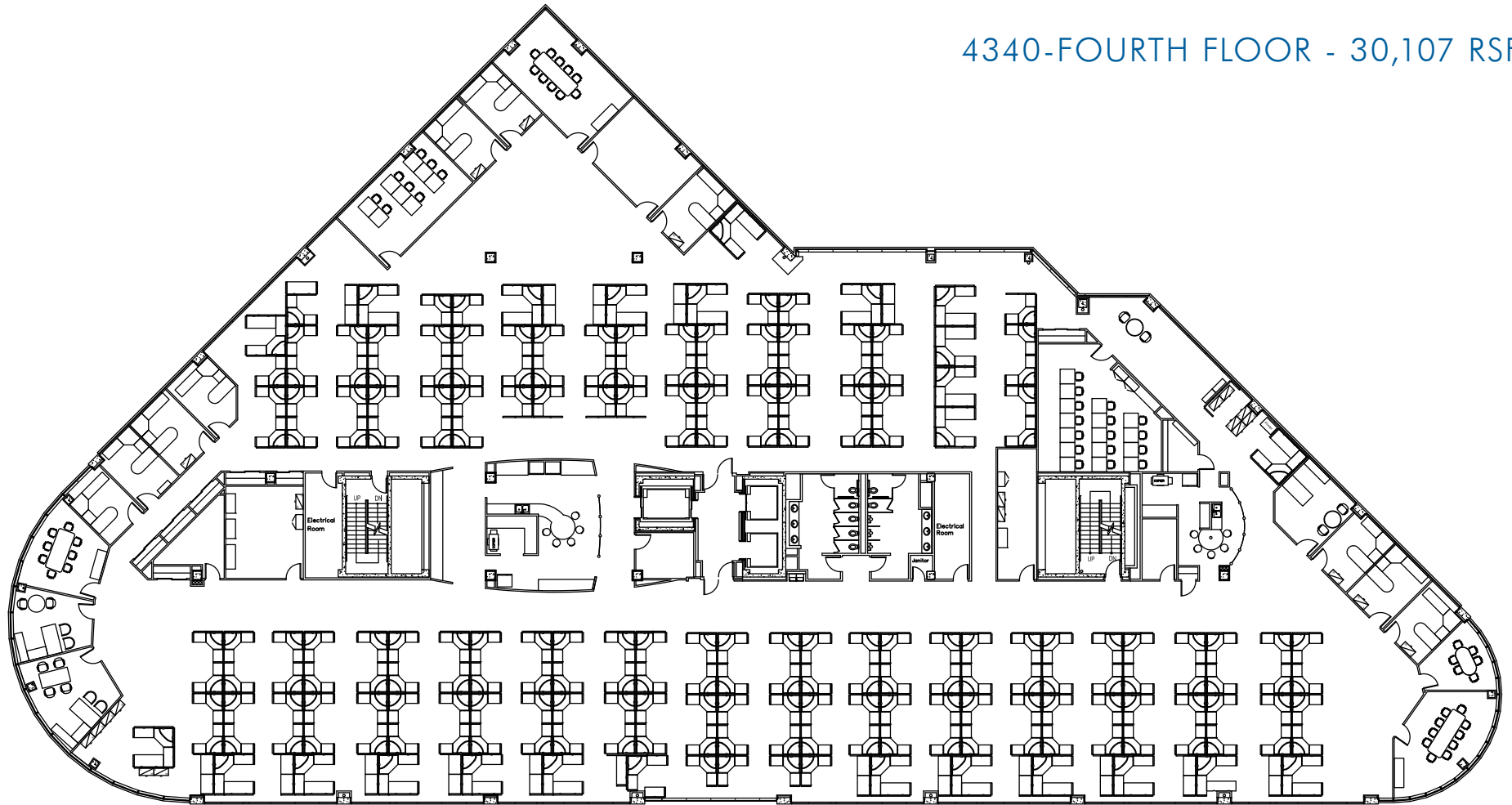
4340-THIRD FLOOR - 30,107 RSF







4340-FOURTH FLOOR - 30,107 RSF

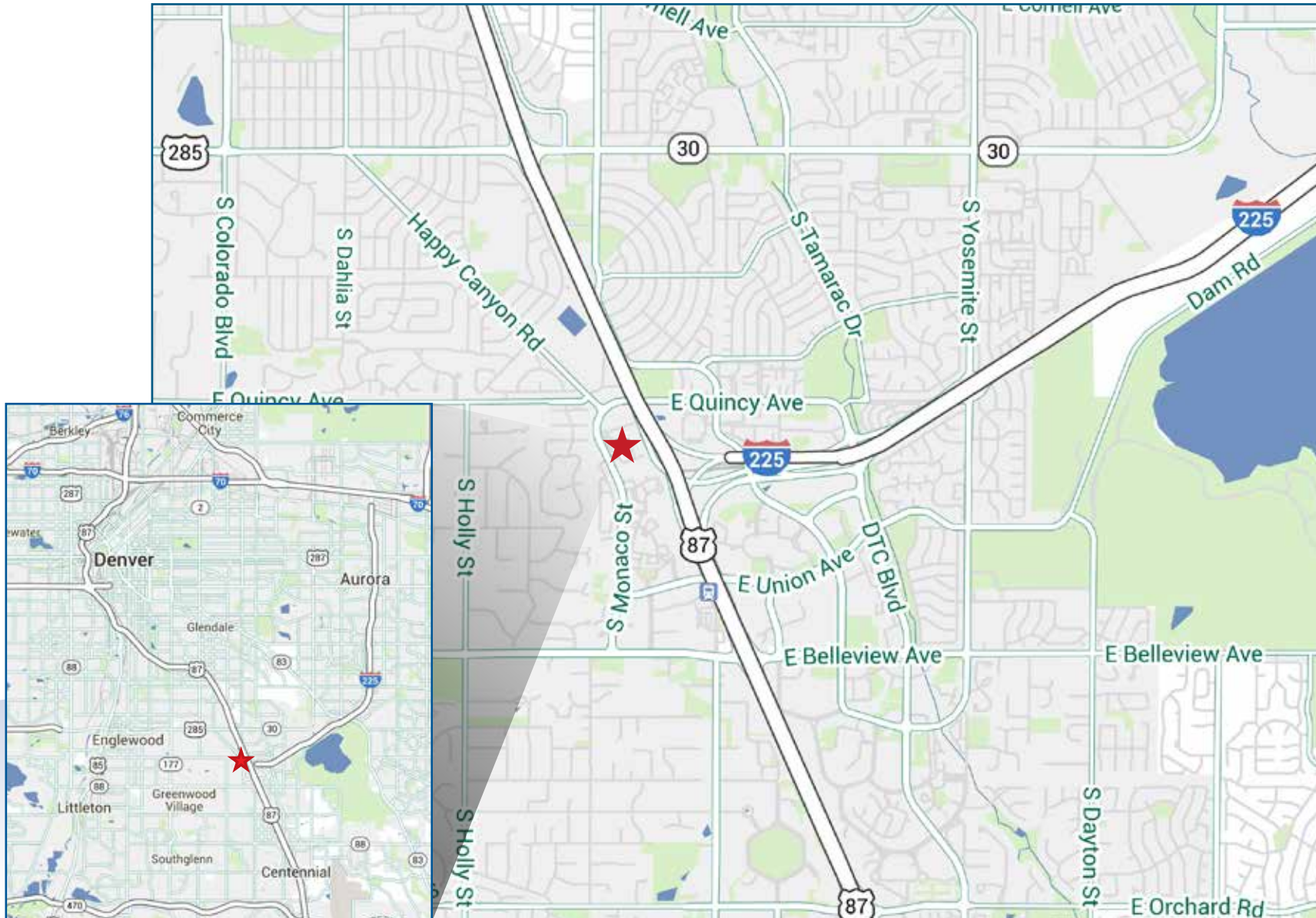






# 4340

MONACO STREET





# LOCATION ATTRIBUTES





4340

MONACO STREET

To Downtown  
Denver

Sonic  
Quiznos  
La Fogata

To Denver  
International Airport  
Via I-225



Hilton Garden Inn

Hyatt Regency

Marriott

Union Ave

BELLEVUE  
LIGHT RAIL STOP

Homestead Suites  
Taco Bell  
McDonald's

Shanahan's  
Woody Creek Bakery

Denver  
Technology  
Center

Qdoba  
Hampden Inn  
Panerra  
Darcy's Bistro  
Peppino's Pizza

McCormick & Schmick's

S Monaco St

Great Northern Tavern  
Baker's Street Pub  
Which Wich  
and more . . .

Ramada Inn  
Super 8 Motel  
Extended Stay America

Belleview Road

Wendy's  
FedEx Office

Ulster Pkwy

Pappadeaux

YaYa's Cafe  
Hyatt Place

Belleview Road

S Quebec St



Chipotle  
Cool River Bar & Grill  
Bara Sushi  
Lark Burger  
Noodles & Co.  
Starbucks  
Il Fornaio  
Yogurtini  
Spicy Pickle  
Original Pancake House  
and more . . .

Landmark Theater  
Comedy Works  
Espresso Cafe  
Hapa Lounge  
Jing  
Lila B Restaurant  
Slattery's Irish Pub  
Ted's Montana Grill  
HW Home  
and more . . .

Cuba Cuba  
Illegal Pete's Co.  
Jason's Deli  
Little Ricci's  
Nella's Frozen Yogurt  
Delectable Egg  
Floyd's Barbershop  
The Tavern  
and more . . .

To  
Park Meadows Mall



## SOUTHEAST DENVER

4340 S. Monaco is located in the heart of Denver's Southeast Suburban (SES) region within the Denver Tech Center market in the City of Denver. Southeast Suburban Denver spans portions of Denver, Greenwood Village, Englewood, Centennial and Lone Tree and is home to the region's most sought after office parks, a highly educated labor pool, and excellent transportation advantages. With over 33 million SF of office space (over 4 million is tenant owned); the SES area is home to the 2nd largest concentration of employees in the Denver area, out numbered by one, the CBD.

The Southeast Suburban region, in addition to premier business parks, contains the Metro area's largest concentration of executive housing neighborhoods, hotels, golf courses and other recreational amenities. With light rail now servicing the I-25 corridor, the Southeast Suburban region has become even more attractive for businesses seeking live/work/play regions outside of Denver's pricey CBD.

Tenants with a headquarters or large presence in the SES region include:

AIMCO  
Comcast  
Kaiser Permanente  
Standard & Poor's  
Black & Veatch  
DirecTV  
Liberty Media  
TriZetto

Catholic Health Initiatives  
Dish Network  
Merrick & Company  
Truven Healthcare  
CH2M Hill  
Fidelity  
Newmont Mining  
TW Telecom

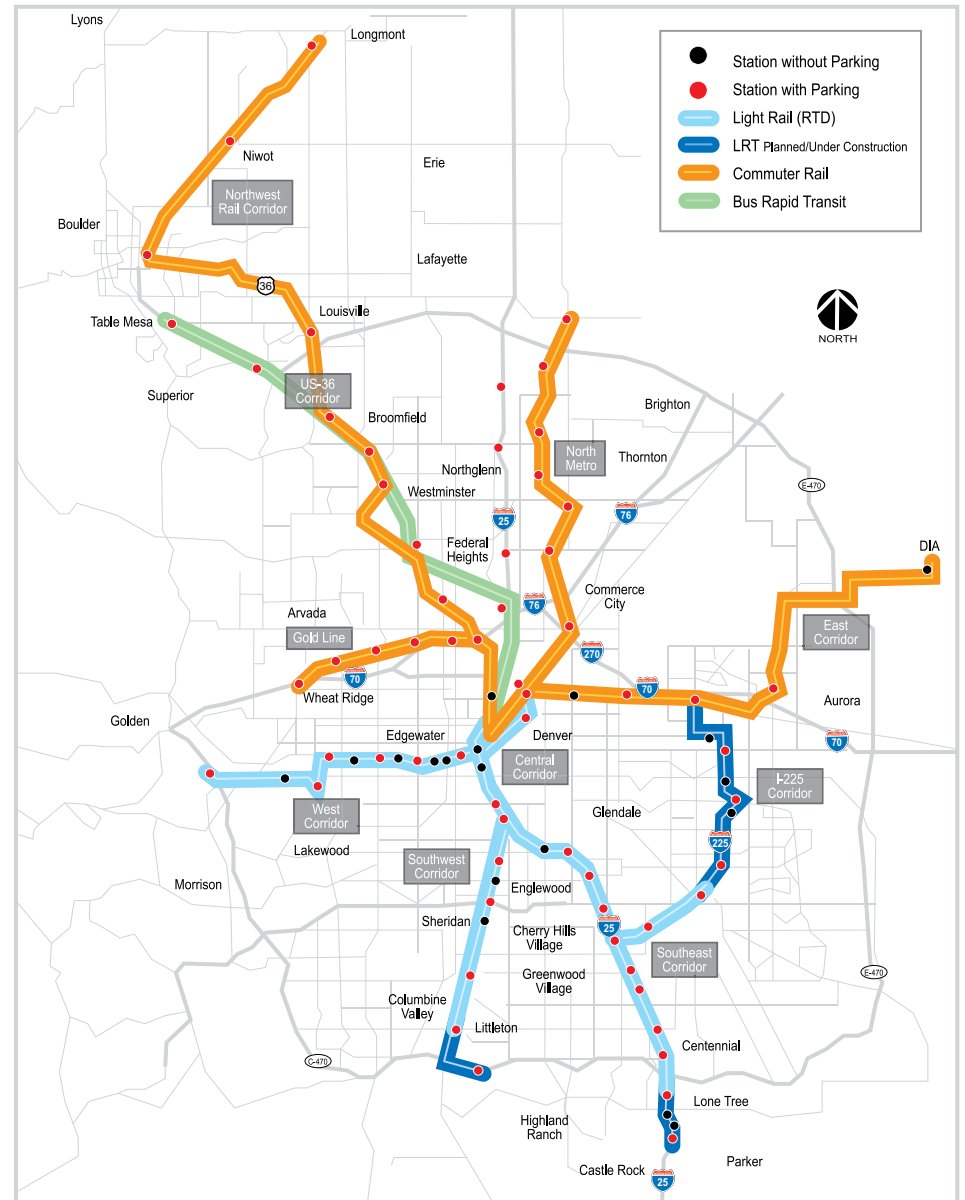
Charles Schwab  
Great West Life  
Nordstrom  
United Launch Alliance  
Charter Communications  
Hitachi Data Systems  
Oracle  
URS

Cisco Systems  
IHS  
Re/Max  
Wells Fargo  
CoBank  
Jackson National Life  
Rio Tinto  
Western Union





# PUBLIC TRANSIT





## WHY DENVER?

Located 15 miles east of the front range of the Rocky Mountains, Denver's central geographic location has played a large role in its economic success. Because Denver is within a two-hour flight of two-thirds of the United States and within four hours of every major city with a population of one million or more on the continent, it has evolved into a major national transportation and commercial hub. Denver also enjoys strategic advantages for intercontinent commerce located on the 105th meridian, halfway between Tokyo and Munich. Denver is the largest city in the U.S. with access to both Pacific and European markets in a single business day.

As companies and their employees are seeking to expand and move to cities with a distinct quality of life advantage. Denver has surged in the national spotlight. With affordable home prices, world-class skiing, an abundance of outdoor recreational amenities, the second most highly educated labor pool, over 300 days of sunshine a year, and a new multi-billion dollar transportation network, Denver is now on the map as a major dominating force in the U.S. economy.

These distinct advantages allow the region to attract young, highly skilled workers and companies. Denver is adding jobs in the most viable growth industries including energy, IT/software, aerospace, bioscience, telecommunications, financial services, and healthcare. Metro Denver's population reached nearly 3 million in 2013 and is consistently ranked as one of the fastest-growing areas in the nation. By 2020, the Denver area is expected to have nearly 3.5 million residents.

### ECONOMIC HIGHLIGHTS:

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**DENVER'S 3.5% JOB GROWTH IN 2013 IS THE HIGHEST RECORDED ANNUAL GROWTH RATE SINCE 2000.**

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**DENVER ADDED NEARLY 50,000 JOBS IN 2013.**

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**2014 YTD EMPLOYMENT IS UP 3.3% THRU JULY (48,100 JOBS)**

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**DENVER'S STRONG JOB GROWTH HAS PUSHED THE CURRENT UNEMPLOYMENT RATE TO 5.1%**

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**ALL 10 PRIVATE SECTOR INDUSTRIES AS WELL AS THE PUBLIC SECTION POSTED NET JOB INCREASES IN 2013 AND YTD 2014**

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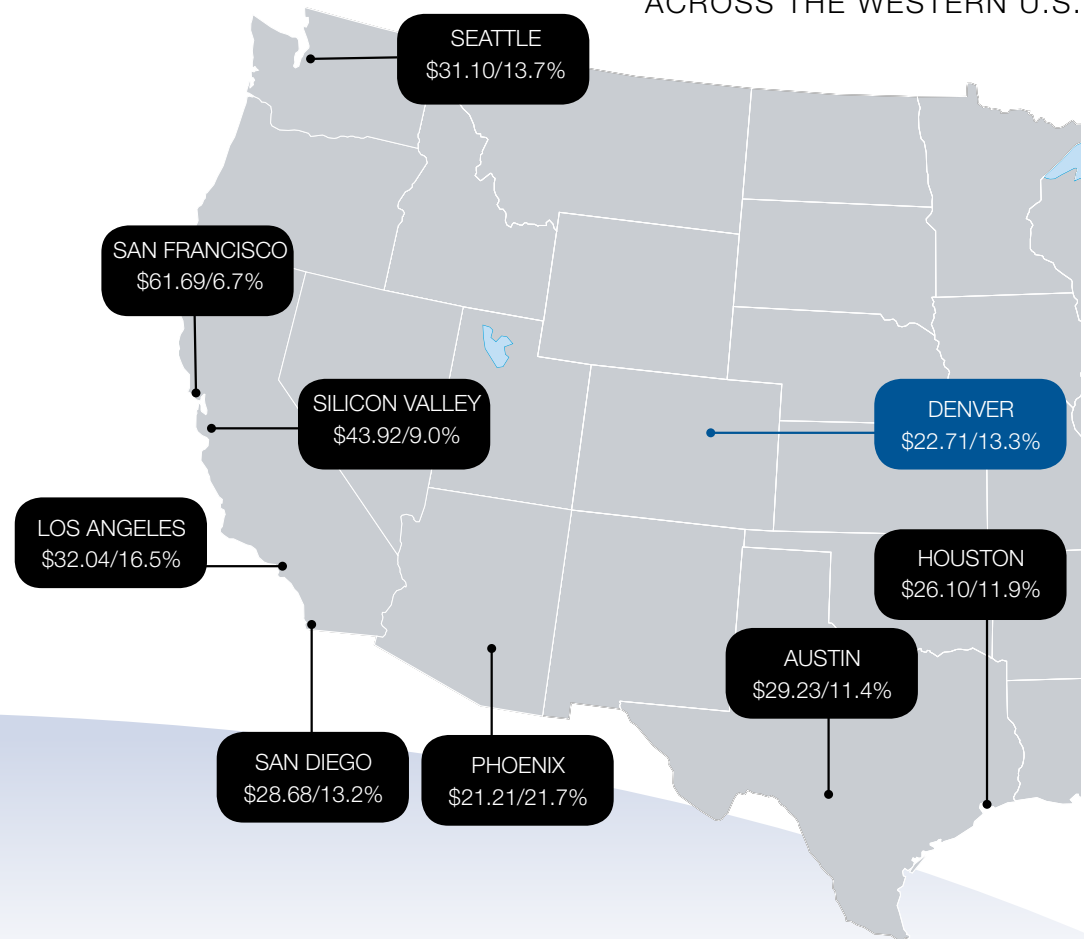


# WHY DENVER?

DENVER ECONOMY AT A GLANCE			
CATEGORY	2012	2013	2014 (est.)
Population	2.95 M	3.00 M	3.06 M
Net Migration	31,320	34,860	31,750
Employment Growth	2.90%	3.50%	2.70%
Unemployment Rate	7.50%	6.40%	4.00%
New Residential Units	7,814	12,781	14,960

Source: Moody's Analytics

RENTAL RATE & VACANCY COMPARISON  
ACROSS THE WESTERN U.S.





## WHY DENVER?

Major infrastructure improvements in the region, including the city's \$7.8 billion light rail expansion and the Denver International Airport expansion, as well as diversified business and economic climate have put Denver on the map as a first tier market. As a result of Denver's strong national press and dominance in national rankings, new firms are announcing their push into Denver's labor pool every month. Notable employment news over the last 12 months include:

### *charles* SCHWAB

Charles Schwab & Co., Inc. opened its new Colorado campus in Lone Tree in October. A total of approximately 1,900 employees will move into the 650,000-square-foot, 47-acre campus in phases over the next year and a half.



Charter Communications is under construction on a new 85,000 SF research and development lab in the Southeast Suburbs that will add over 50 high-paying jobs.



The electronic-components company announced plans in September to move its headquarters to Centennial by the end of 2014. The new 128,000-square-foot building will house approximately 500 workers from existing area offices.



ConAgra Food and Horizon Milling have chosen Denver for the headquarters of Ardent Mills, a new joint company that is poised to have combined sales of over \$4 billion and employ roughly 250 in the Denver area.



Transamerica recently signed a 121,000 sq. ft. lease in Denver in February. It will double the size of Transamerica's Denver office and bring the company's local presence to 650 employees.



First Data Corp. signed a 98,000-square-foot lease in the DTC in May. The company moved their Greenwood Plaza-based operations and invested more than \$8 million into the new facility.



The largest bank headquartered in Colorado, CoBank recently signed a lease for nearly 275,000 SF in a to-be built TOD building along I-25 to accommodate future growth – construction began July 2014.



### KAISER PERMANENTE®

Kaiser Permanente recently opened their new 120,000 SF IT campus in Greenwood Plaza with 350 new high-paying jobs, and plans to hire an additional 350 by 2015.



# DENVER CULTURAL MAP





# WHY DENVER?

## DENVER EMPLOYMENT

With all private sectors reporting positive job growth for 2013 and YTD 2014, it is evident that Denver houses a diverse business base. The region's employment can be broken out into eight major employment clusters, driving the majority of the private sector employment.

**AEROSPACE:** Colorado has the 3rd largest aerospace economy (behind Florida and California) and Metro Denver ranks 1st in private sector aerospace employment out of the 50 largest metropolitan areas with 19,810 workers and over 100 firms.

**AVIATION:** Metro Denver directly employs nearly 16,000 with Denver International Airport (DIA) serving as the major economic engine for the region's aviation industry. Furthermore, travelers can reach 2/3 of the nation within 2 hours and is within 4 hours flying time of every North American city over 1 million residents.

**BIOSCIENCE:** With more than 15,000 bioscience workers at almost 600 companies. Denver ranks 9th among the top 50 metro areas for 2013 employment concentration in medical devices and 5-year employment growth in the industry has reached double digits.

**BROADCASTING / TELECOMMUNICATIONS:** The broadcasting and telecommunications sectors employs nearly 41,000, ranking Denver 6th in the nation. This region is also the largest in the U.S. to offer one-bounce satellite uplinks due to its unique geographic location in the Mountain Time zone.

**ENERGY:** This industry cluster, comprised of fossil fuels and cleantech, directly employs 50,000 in Metro Denver and supports an estimated 250,000 jobs throughout the state. Nearly 3,000 energy firms are located in the region and the continued job growth from this sector is a bright spot in the local and national economy.

**FINANCIAL SERVICES:** Approximately 90,000 people are employed by this industry, including banking, financing, investments and insurance. Denver is one of the few regions outside of the Northeast and large coastal cities with a significant financial service industry.

**HEALTHCARE:** This is one of the fastest growing industries in Denver, currently boasting over 182,000 employees in the region in over 18,000 companies. With a \$7 + billion annual payroll, the healthcare sector has a compelling and meaningful economic impact in Denver.

**IT / SOFTWARE:** Colorado ranks 3rd in the nation for its concentration of high-tech workers, rivaling areas such as Northern California and Massachusetts. Denver directly employs over 45,000 IT and software workers with an average wage of \$97,000.





## WHY DENVER?

### NATIONAL ECONOMIC RANKINGS: OUTPERFORMING THE NATION

- Denver's economy continues to outpace that of most major metro areas.
- Denver was ranked as a top city to invest in and watch in the 2014 Emerging Trends in Real Estate released by the Urban Land Institute and PwC. The publication cited Denver's attractive lifestyle, 24/7 live/work/play environment, and transportation initiatives as major draws to the market.
- Denver is the 6th best place for business and careers according to Forbes, citing its central location, highly educated workforce, strong job growth, and concentration of growing industries like energy, technology and telecommunications; Fort Collins, Boulder and Colorado Springs were also in the top 50
- Both Forbes and CNNMoney ranked Denver as the 6th fastest growing city in the U.S. for 2014
- **Denver is one of the top 10 fastest-growing cities in the nation. -Forbes, 2015**
- The U.S. Census Bureau cited Colorado as the 2nd most highly educated state (2013)
- Colorado is the nation's second most highly educated state (behind Massachusetts) for residents with a bachelor's degree or higher. - U.S. Census Bureau, 2013
- Colorado has the nation's top economy, based on economic performance in the past year. - Business Insider, 2014
- Colorado is a top-three state for job growth. - Forbes, 2014
- Two Colorado cities ranked among the top five for "Best Places for Business and Careers" list. - Forbes, 2014
- Colorado is a top-5 state for entrepreneurship and innovation. - U.S. Department of Commerce and The Economic Development Administration, 2014
- Colorado has the nation's lowest obesity rate and is No. 2 for physical activity. - Trust for America's Health, 2014; Kaiser State Health Facts, 2014



## WHY COLORADO?

### THE COLORADO LIFESTYLE

- 300 Days of Sunshine per year (more than Miami or Los Angeles)
- Ranked leanest state in the nation
- 42 state parks
- 4 national parks
- 15 national forest and national grass lands
- 25 ski resorts
- 10 scenic & historic railways
- 58 fourteeners (peaks over 14,000 feet)
- Over 9,000 miles of trout streams
- 180 & counting craft breweries
- More than 100 vineyards



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