

Walnut Creek Business Park

10850 Dover Street, Unit 800 / Westminster, Colorado 80021

FOR SALE



Edward Jones[®]
MAKING SENSE OF INVESTING

NNN Leased Office Condo
Sale Price: \$264,000

Cassidy Turley, as exclusive advisor, is pleased to present this outstanding opportunity to acquire a NNN leased office condo. This 1,200 square foot condo is fully leased to Edward Jones through January 31, 2019. 10850 Dover Street, Unit 800 provides an investor with a stable long-term tenant in a desirable business park in the Northwest Corridor. The Walnut Creek Business Park was developed by MIE Properties and offers tenants innovative space and cost saving efficiency. Edward Jones is a new tenant to the Walnut Creek Business Park.

Summary

Price

\$264,000 or \$220/SF

Cap Rate

9.01%

Tenant

Edward D. Jones & Co., LP d.b.a. Edward Jones

Premises

10850 Dover Street, Unit 800
Westminster, Colorado 80021

Lease Term

Five (5) Years
Beginning February 1, 2014 and Ending January 31, 2019

Early Termination

Edward Jones has an option to cancel this lease any time after the thirty-sixth (36th) month, the penalty equals \$1,122.80 per month of early termination.

Option to Renew

Edward Jones has an option to renew for a successive period of five (5) years with sixty (60) days prior notice. Rental rates shall be based on current market rates.

Landlord Responsibilities

None, lease is triple-net.

Rent Obligation

February 1, 2014 through March 31, 2014

\$0.00, None

April 1, 2014 through January 31, 2015

\$19.83/SF or \$1,983/Month

February 1, 2015 through January 31, 2016

\$20.11/SF or \$2,011/Month

February 1, 2016 through January 31, 2017

\$20.40/SF or \$2,040/Month

February 1, 2017 through January 31, 2018

\$20.70/SF or \$2,070/Month

February 1, 2018 through January 31, 2019

\$21.00/SF or \$2,100/Month

Property Overview

The Offices at Walnut Creek, a part of Walnut Creek Business Park by MIE Properties offers maximum flexibility for traditional office users as well as innovative space for light industrial flex firms. The interior finishes adapt easily to user needs in both size of space and type of finish. Office users recognize significant cost savings and space efficiency by avoiding large building common areas.

The project has quick access to Boulder, Denver and the north suburbs via Highway 36 and Highway 287 (Wadsworth Boulevard). The nearby restaurant and retail facilities enhance the business environment for employers and customers alike.

Features

- Located in Westminster, Colorado in Jefferson County
- PUD Zoning which allows a wide Variety of Office, Flex and Light Industries Uses
- 14' Clear Height
- Drive-In Doors Available, Unit 800 is Finished with Fixed Glass in Place of a Drive-In Door
- Parking Ratio of 4 Spaces per 1,000 Square Feet
- Sprinklered
- 120/208 Volt, 3-Phase, 125 Amps
- Gas and Electric Individually Metered

Westminster, Colorado

Westminster, flanked by two of the state's most active business corridors (Boulder and Denver), mixes a vibrant business community with the active Colorado lifestyle. The fast-growing Interstate 25 corridor to the east is anchored by telecommunications leaders Avaya and Polycom while U.S. Highway 36, home to Ball Aerospace and McKesson Information Solutions, cuts through the middle of the city and defines the region's premier innovation and technology corridor.

There are over 3,000 businesses located in Westminster. The business community includes small, family-owned companies, service companies and high-tech manufacturers, as well as national and international headquarters.

The city also features ample services, shopping and restaurants, along with award-winning recreational facilities and diverse housing. Add spectacular mountain vistas and Westminster stands out as the place to connect with business – with workforce – with Colorado.

A recipient of the International Livable Communities Award and noted as one of Money Magazine's "Hottest Towns," Westminster is a great place to live, work and play. Dramatic mountain views and generous open space, trails, parks and golf courses capitalize on Colorado's outdoor-oriented lifestyle. The city is well planned, with beautiful residential neighborhoods and street-scapes, enhanced landscaping and interesting architectural details.

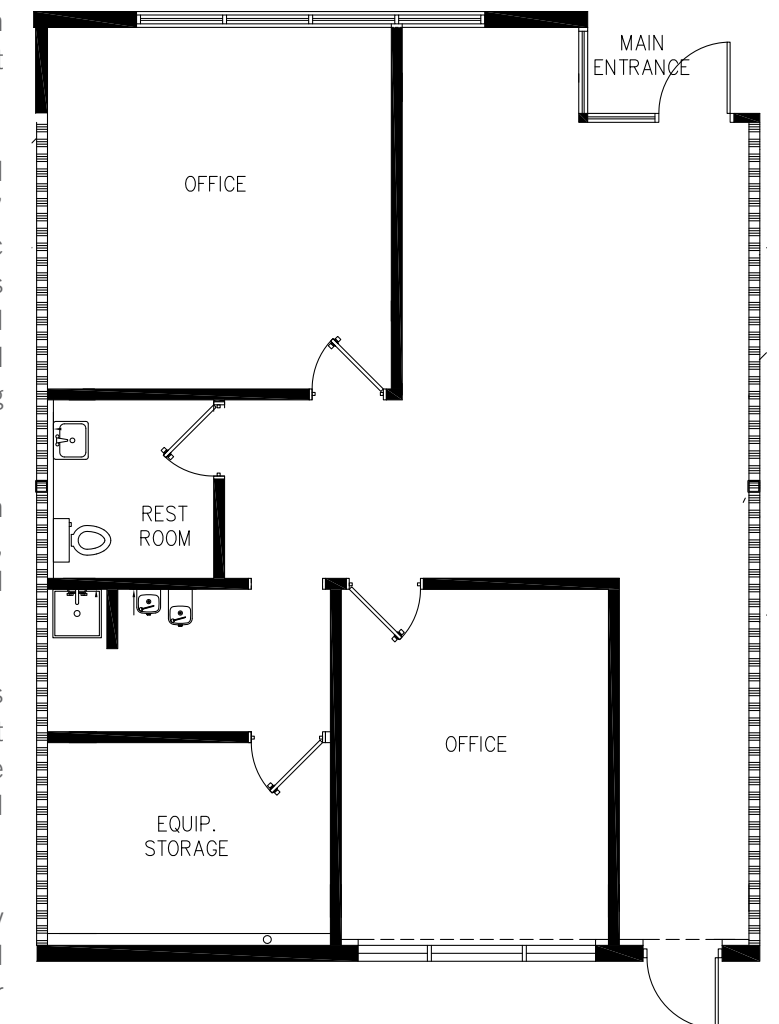
Westminster fosters a sense of community through its award-winning recreation and community centers, libraries and programs. The city is home to a well-educated workforce, excellent public schools and four colleges.

With three distinct shopping districts, Westminster has one of the largest concentrations of retail development in the region; from large department stores to boutique shopping, as well as exciting entertainment venues and restaurants.

The city has also been named one of the most digitally savvy, cutting-edge communities in the nation, recognized for its extensive use of information technology to deliver quality service to its citizens.



Unit 800, Floorplan



Edward Jones®

MAKING SENSE OF INVESTING

Overview

Edward Jones is the only financial services firm to supply financial products at an individual investor level. They currently serve nearly seven million clients.

Philosophy

Service to the individual is at the center of the Edward Jones philosophy. Their 12,500 financial advisors provide a convenient and personalized brand of service by working with each client to address individual investment needs.

Having cultivated a previously untapped market of investors, Edward Jones financial advisors provide quality, long-term investment opportunities that include a broad mix of municipal, government and corporate bonds; mutual funds; common stocks; and tax-advantaged securities.

Background

Edward Jones was founded in 1922 by Edward D. Jones Sr. After working a rural territory in Missouri and Illinois, Ted Jones, the son of the founder, positioned the company in the increasingly competitive marketplace as a specialist in providing investment advice to rural Americans.

In the 1970s, Edward Jones expanded to serve the long-term individual investor, wherever they may live. By the 1980s, Edward Jones was expanding into metropolitan areas, starting with Chicago and Dallas. Edward Jones now conducts the majority of its business in urban and suburban markets.

Despite expansion, their set of business principles retains the same focus. Firstly, the firm serves just one client: the serious, long-term individual investor. Secondly, their investment philosophy emphasizes quality and diversification.

The Edward Jones brand appeals to a careful and considering kind of investor who prefers a long-term relationship with his or her financial services firm. This is why they believe that the personal relationship is integral to their way of business.

Financial Information

Edward Jones parent company, The Jones Financial Companies, L.L.P. (JFC) files annual, quarterly and current reports. JFC is the parent company of Edward D. Jones & Co., L.P. (Edward Jones), the original registered broker-dealer, which remains the single largest entity.

Detailed financial reports can be obtained on the Edward Jones website.

Financial Outlook

Source: *St. Louis Business Journal*, November 2013

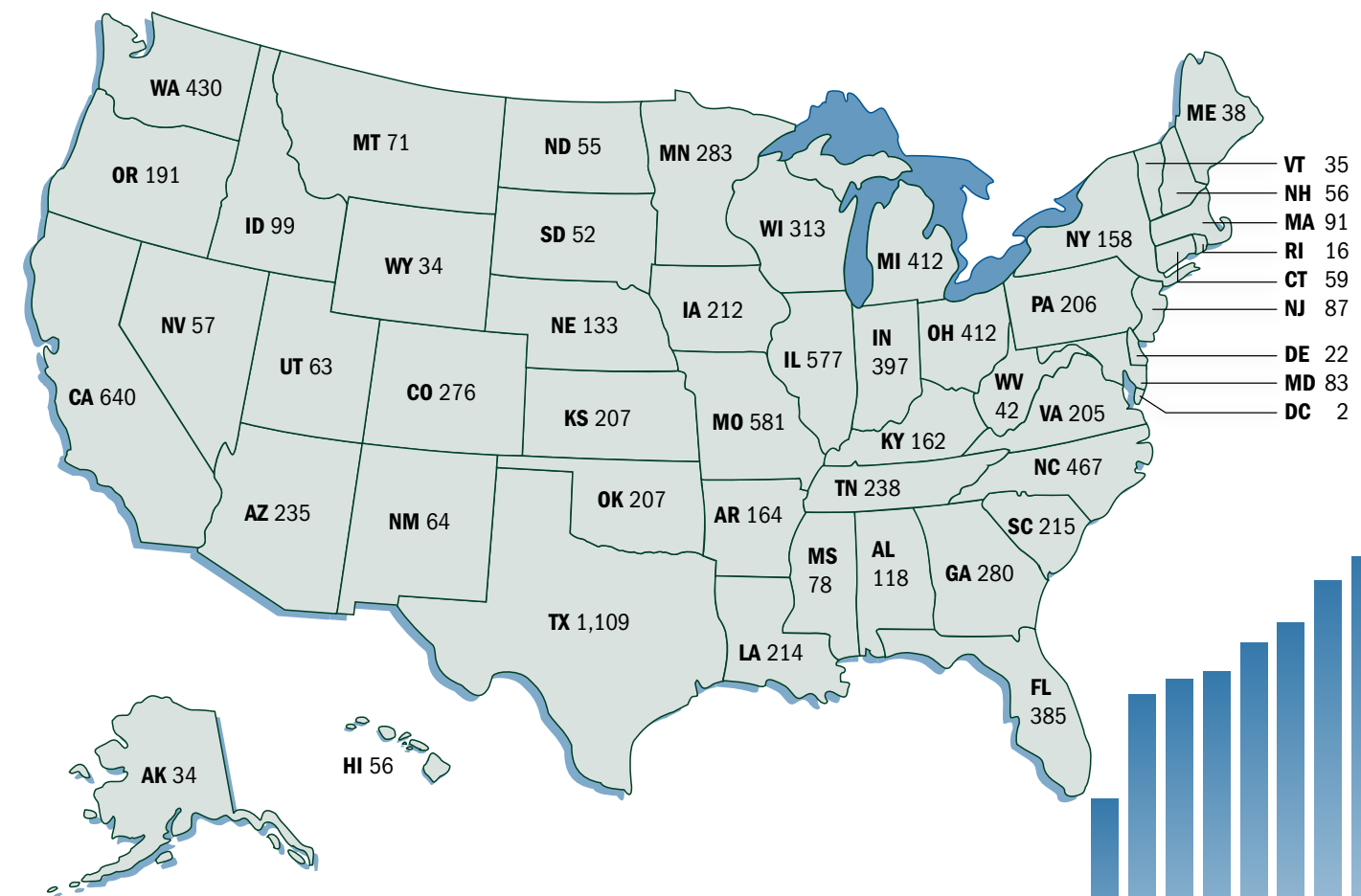
Edward Jones reported third-quarter net income of \$167.8 million, up more than 28% on what company officials said was record revenue.

For the third quarter ended September 27, the St. Louis-based brokerage reported total net revenue of \$1.42 billion, up 13% from last year's quarter, according to a regulatory filing Friday with the Securities and Exchange Commission. In the recent quarter, trade revenue grew nearly 6% and fee revenue grew 19%.

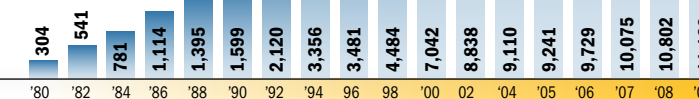
Edward Jones' financial results benefited from improved market conditions, with increases of 20% in the S&P 500 Index's daily average and 17% in the Dow Jones daily average, "however, overall economic conditions continue to reflect uncertainty," company officials said in the filing.

Average client assets under management grew 12% in the recent quarter to \$728.4 billion.

The company, owned by its partners and led by Managing Partner Jim Weddle, had 12,996 financial advisers as of September 27, up 6% from a year earlier. Weddle told the *Business Journal* last month that Edward Jones had hired 533 new advisers this year, up from 323 three months ago, and is approaching its goal of 700 for the year.



Office growth of Edward Jones and affiliates* 1980-2009



Today

Growth has transformed Edward Jones from a regional firm with only 304 offices in 1980, to a national and global presence of 11,400 offices. To support this growth, they created a nationally recognized training program for the financial advisors.

Although many of the offices are in rural communities, Edward Jones has developed a strong presence in metropolitan areas, including Chicago, St. Louis, Atlanta, Oklahoma City, Kansas City and Seattle.

Offices

USA: Edward Jones has its headquarters in St. Louis, with nearly 10,800 offices spread across all 50 States. They have more branch offices than any other brokerage firm in the country.

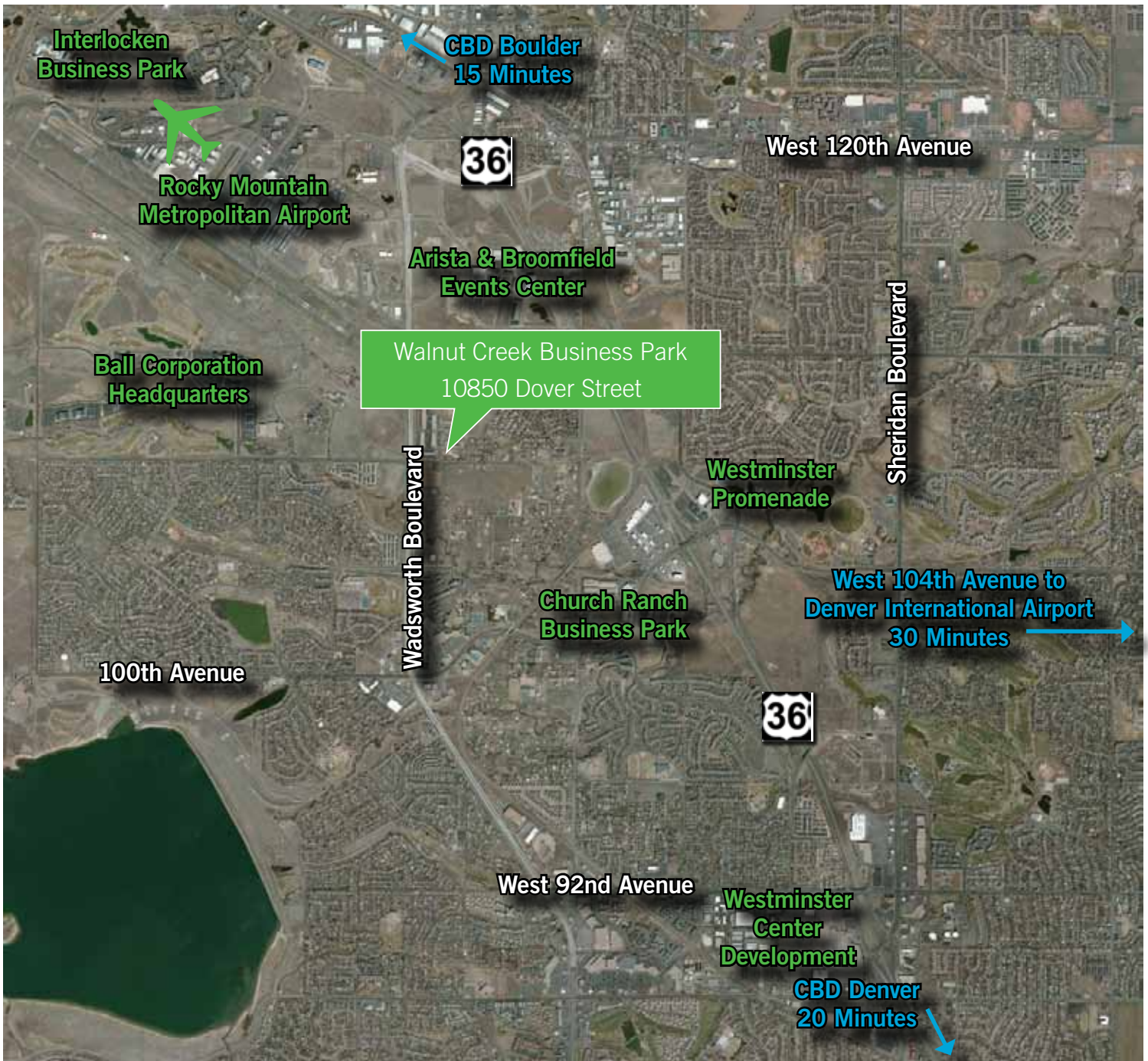
Canada: Over 550 branch locations since our Canadian affiliate, Edward Jones Canada, opened its first office in 1994.

Globally: Today, more than 11,400 offices throughout the United States, and through affiliates in Canada.

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