

Aspen Business Park- Building II Prospectus

5400 Ward Road, Building II
Arvada, Colorado 80002-1819

Owned and Managed by: Viking Real Estate Investments, L.L.C.

Size: 10,349 square feet total with 8,081 leasable gross square feet and 2,268 common space gross square feet. Common Space Factor= 1.28066.

Description: A 10,349 square foot professional building with direct Ward Road frontage nestled into the campus like setting of the Aspen Business Park. This is a quality two-story brick professional building complete with fully finished lower level suites. The first and second floor suites have private balconies or patios and some of the suites have gas fireplaces and/or kitchens. Most of the lower level suites have extra-large windows and expanded window wells giving the appearance of being at garden level. Ample shared parking spaces surrounded by beautiful landscaping with mature trees and walking paths.

Location: Located in affluent West Arvada on Ward Road at 54th Drive and only 9 blocks north of I-70 and Highway 58 providing rapid access to DIA, Downtown Denver, Golden, C-470 and the mountains.

Lease and Building Services: The lease is a standard Modified Gross/Full Lease format which includes all utilities (water, gas, electricity, etc.) as well as heating, air conditioning and janitorial service. Business phone/internet is the responsibility of the tenant due to the variable communication needs of every business. Comcast Business is the local high speed internet/phone provider as well as other independent carriers.

Travel: With easy access to I-70 the driving time to the central business district of downtown Denver is approximately 20 minutes and only 25 minutes to the Denver Tech Center. The Interlocken Business Park and Flatirons Mall are also within 25 minutes. Downtown Golden is only 7 minutes away.

The Colorado Mills Mall/C-470 interchange and the Jefferson County Judicial Center/Administrative Buildings are a mere 10 minute drive.

Transportation: An easy 3 block walk to the RTD FasTracks Gold Line- Ward Road commuter rail station terminal. The electric commuter rail line provides direct service to downtown Denver’s Union Station in 25 minutes and connects with the Northwest Rail Line serving Westminster, Broomfield, Louisville, Boulder and Longmont.

The regional RTD Ward Road Park-n-Ride Bus Station (Ward/I-70) is only 0.75 miles away. Additionally, the local RTD Bus Route- 72X Stop is a 1 minute walk to Ward Road at West 52nd Avenue.

Local Area: Surrounded by Arvada, Wheat Ridge and Golden there is a balanced mix of residential, commercial and retail development with a significant amount of undeveloped land located nearby to drive future growth and economic vitality. The building is conveniently located near shopping, restaurants and banks.

For workday recreation it’s a short walk north to the tranquil trails of Van Bibber Open Space Park and the Stenger Athletic Fields. Nearby public golf courses include Westwoods, Applewood and Fossil Trace as well as the prestigious private Club at Rolling Hills.

Occupancy: A stable and diverse professional tenant base with long-term leases including a dentist, attorneys, CPA and other entrepreneurs.

Demographics:

Population=	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
	5,981	85,442	213,310
Ave. HH Income=	\$96,895	\$86,334	\$81,702