

GRANITE PLACE

— AT VILLAGE CENTER —

UNDER CONSTRUCTION

DELIVERING

first
quarter
2017



GRANITE PLACE AT VILLAGE CENTER DEVELOPMENT TEAM:

Granite

Granite Properties is a privately held commercial real estate investment and management company with offices in Atlanta, Dallas, Denver, Houston and Los Angeles. Since 1991, Granite Properties has acquired or developed more than 24 million square feet of commercial real estate totaling \$3.6 billion. With a primary emphasis on office properties and an unusually long-term view, Granite Properties places a high priority on creating exceptional work environments for its customers while conserving natural resources. For more information, visit www.graniteprop.com.

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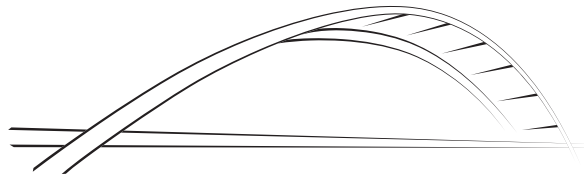
confluent development

With over 20 years of experience throughout Colorado, Confluent Holdings is a local expert in speculative and build-to-suit development of office, industrial, retail and multifamily properties along the Front Range. Confluent's focus on creating better business solutions through better real estate has led to over \$120 million in committed development in 2014, further complementing over \$1 billion in successful development history throughout the region. For more information, visit www.confluent.com.

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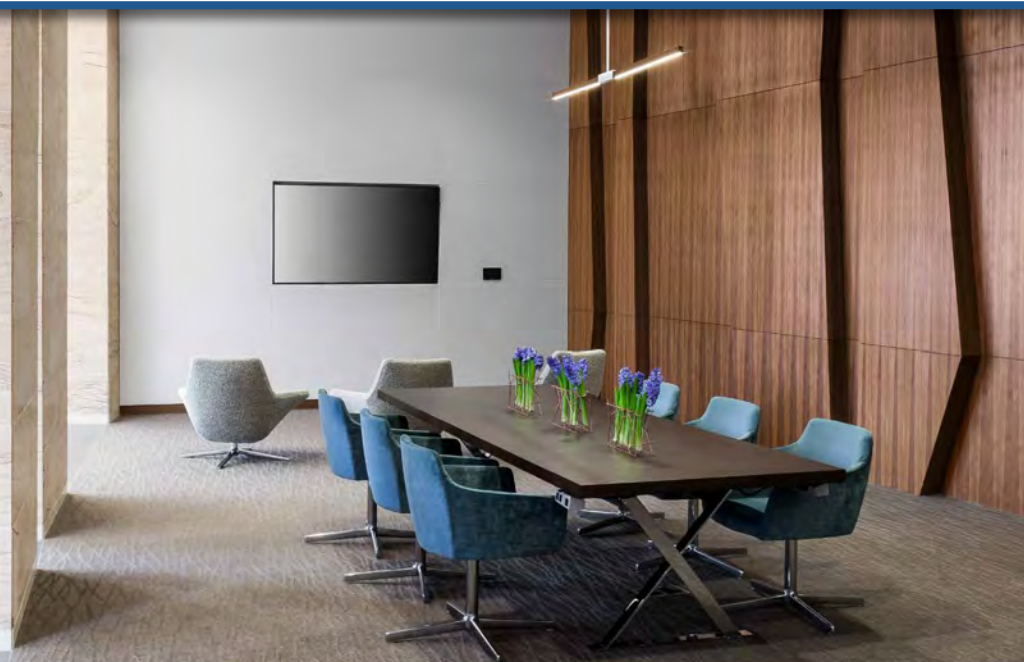
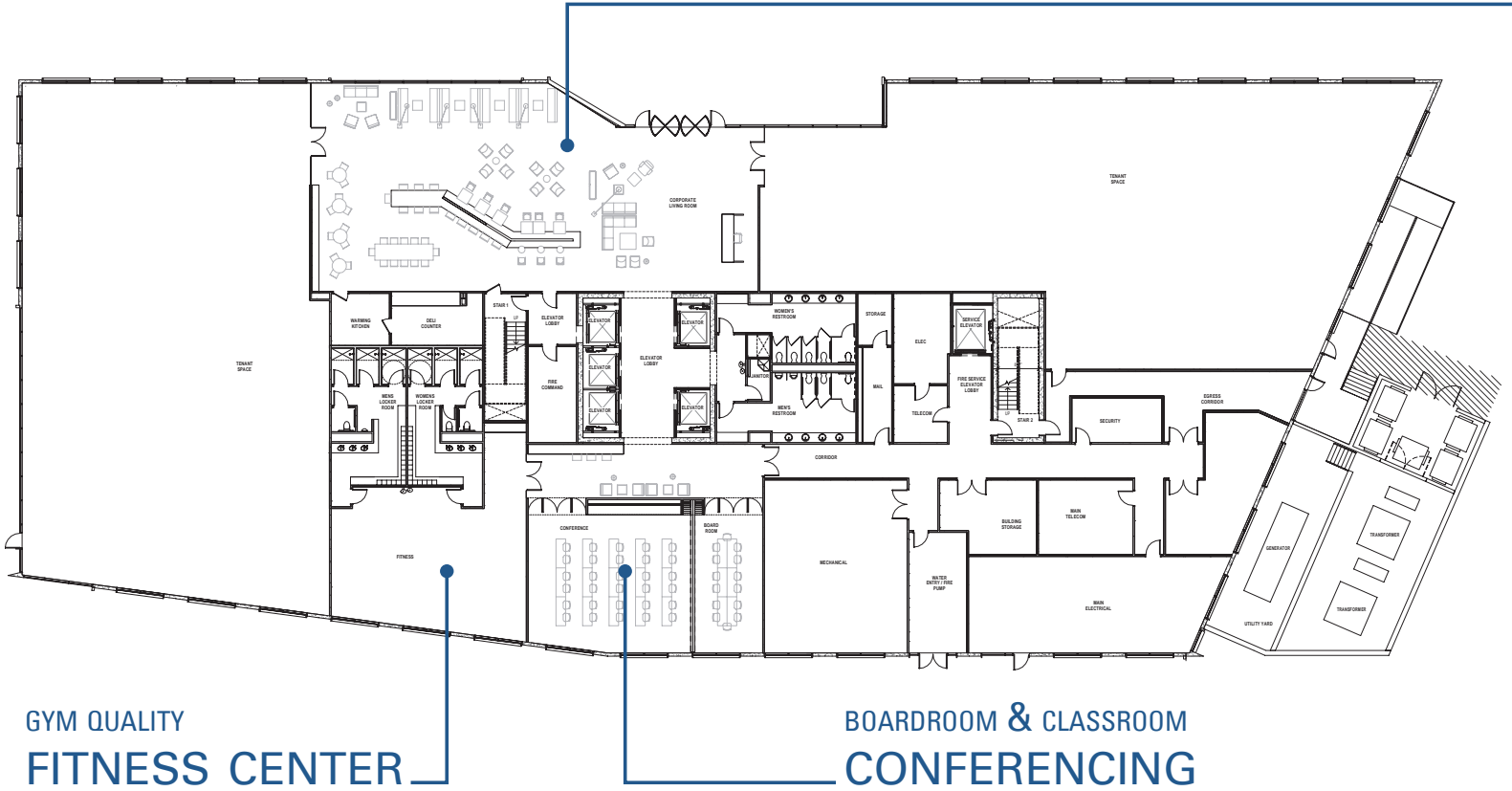
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**BUILDING SIGNAGE ON INTERSTATE 25 PROVIDES
PRONOUNCED CORPORATE BRANDING**





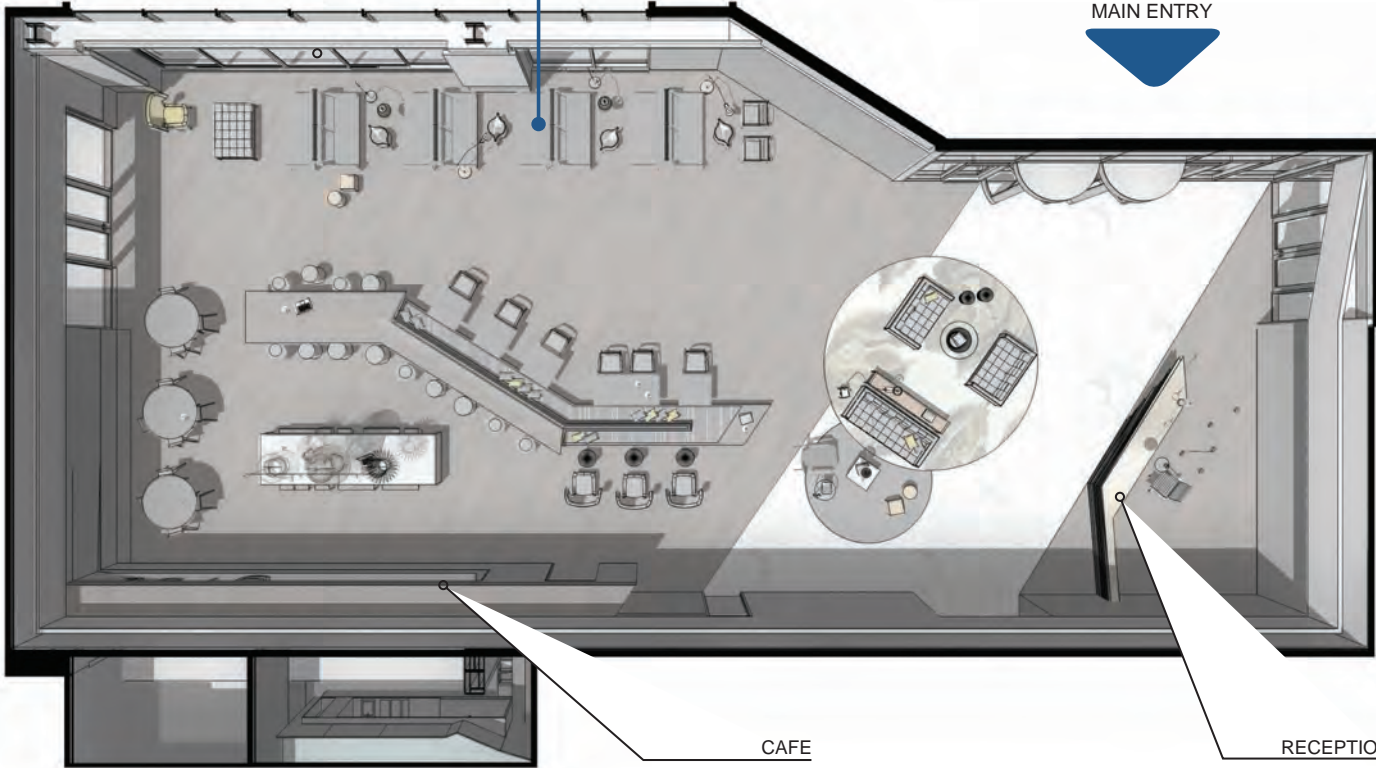
FIRST FLOOR



LOBBY

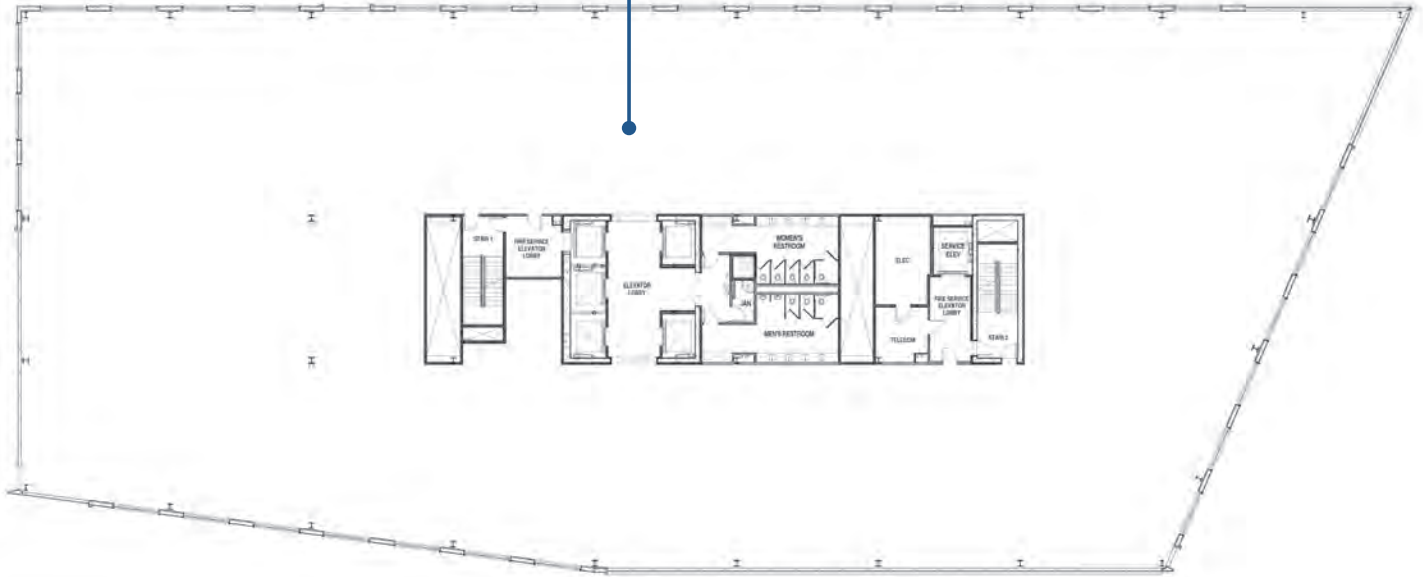
COLLABORATE, RELAX,
REJUVENATE

MAIN ENTRY



TYPICAL FLOOR

HIGHLY EFFICIENT FLOOR PLATE AFFORDS LOW SEAT COSTS AND
FLEXIBLE DESIGN



9'6" CEILINGS

FULL HEIGHT GLASS

OFFERS TREMENDOUS VIEWS & NATURAL LIGHT



BUILDING INFORMATION

BUILDING SIZE:	299,702 RSF
TYPICAL FLOOR SIZE:	31,654 RSF
NUMBER OF FLOORS:	Ten (10)
CEILING HEIGHT:	Slab to slab: 14' Lobby finished ceiling: 12' Office finished ceiling height: 9'6" Window height: 9'0"
INTERNAL BUILDING AMENITIES:	Main entry lobby with enlarged "corporate living room" to include: <ul style="list-style-type: none">• Delicatessen• Gym quality fitness center with shower and locker rooms• Board room and conference facilities with pre-function staging area• Vibrant employee-centric outdoor areas
ELEVATORS:	Five (5) 3,500 lb./350 feet per minute, Machine Room Less (MRL) passenger elevators in main lobby. Ceiling height shall be 9'0" in passenger elevators.
HVAC OVERVIEW:	<p>The basic system shall be a built-up "penthouse" type VAV air handling system. Conditioned air will be supplied to each floor from the built-up air handling units through vertical duct risers and a medium pressure loop system on each floor which is ducted to variable volume terminal boxes and/or fan powered variable volume terminal units located above the ceiling.</p> <p>Temperature control zones shall be an average size of approximately 1,000 to 1,250 SF of floor area.</p>
ELECTRICAL OVERVIEW:	<p>Electrical Service for the building will be provided by two Xcel Energy transformers to a centrally located Electrical Room on the ground floor.</p> <p>Building utilization voltages will be 480/277 volt, 3 phase, 4 wire, 60 Hz and 208/120 volt, 3 pahse, 4 wire, 60 Hz.</p>
TELECOMM PROVIDERS:	CenturyLink, Comcast, T-Mobile, others to be verified Telecomm Redundancy
SECURITY:	The Building will be equipped with a computer based card access system with readers at every entrance, in elevator cabs and in the parking garage. Building system is expandable to incorporate tenant's system.
PARKING TYPE:	Five (5) levels of structured parking with a parking ratio of 3.5:1,000
SUSTAINABILITY:	Designed and constructed to achieve LEED® certification Building recycling program Sustainable cleaning and janitorial services
TRANSPORTATION OPTIONS AND PROXIMITY:	6 minute walk to Arapahoe light rail station RTD circulator route(s) stop immediately adjacent to building Numerous bicycle routes
PROPERTY MANAGEMENT:	<p>The Building will be professionally managed by Granite Properties located in Plaza Tower One. The property management team will include property managers, building engineers and day porters. Granite Property Management accolades include:</p> <ul style="list-style-type: none">• BOMA - Best in the Industry• CEL - Tenant Satisfaction "A List" Award• CEL - Tenant Satisfaction "A List Platinum" Award

SITE PLAN

WESTIN HOTEL

RTD
PEDESTRIAN BRIDGE



6 MINUTE
WALK TO LIGHT RAIL

GRANITE PLACE
AT VILLAGE CENTER
PHASE I

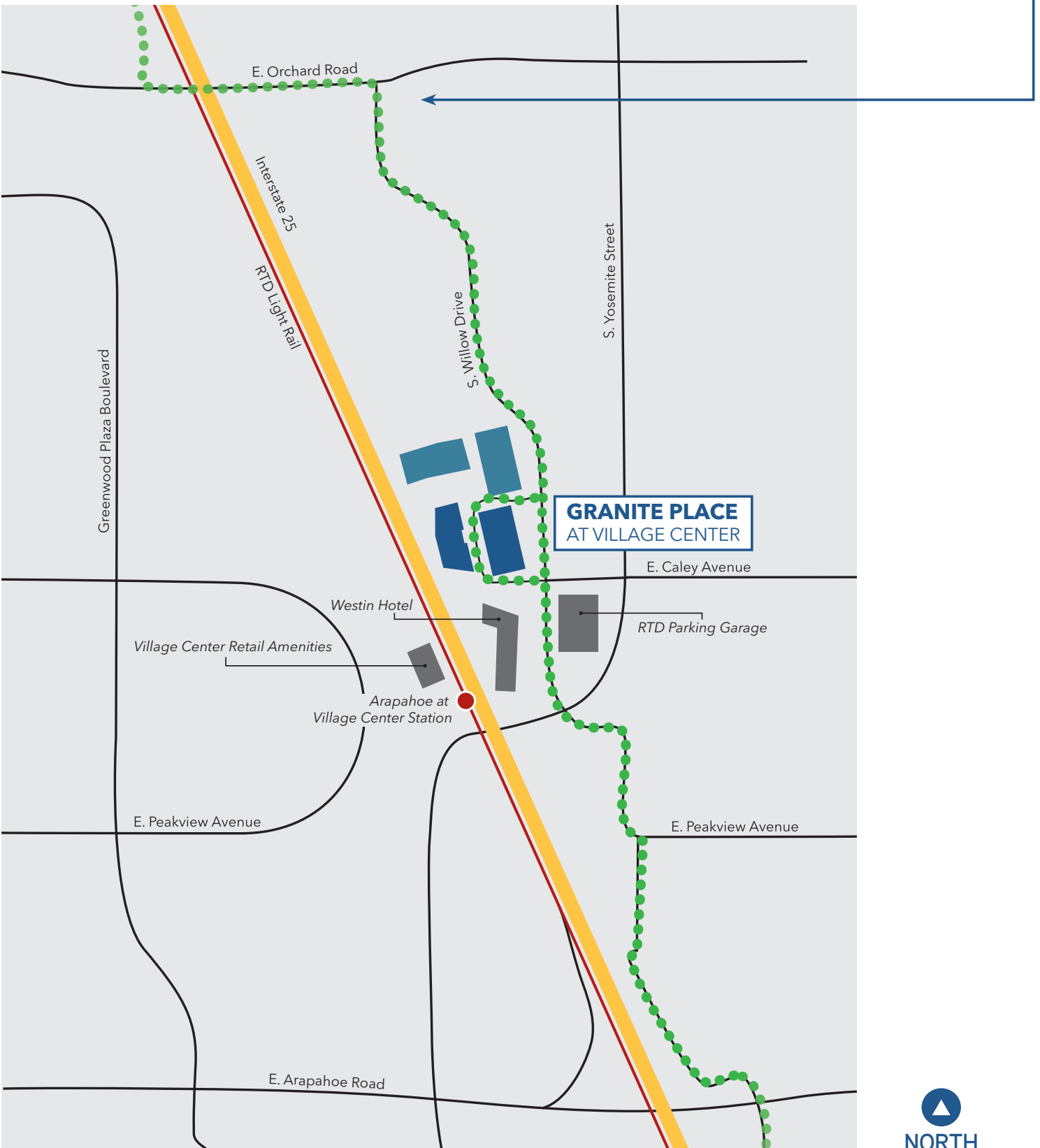
GRANITE PLACE
AT VILLAGE CENTER
PHASE II



**VIBRANT
OUTDOOR AREAS**

EASILY ACCESSIBLE

EXCELLENT VEHICULAR ACCESS VIA SINGLE TURN AT
ENHANCED INTERCHANGE



OUTSTANDING AMENITIES

VILLAGE CENTER

Kitchen Table
Chinook Tavern
Tokyo Joe's
Espressolè Caffè

ARAPAHOE MARKET PLACE

Red Robin
Garbanzo's
Jamba Juice
Subway
5 Guys Burgers
Starbucks
Mod Market
Boston Market
Sprouts
Office Depot
Barnes & Noble
Incredible Floral
Arapahoe Floral

VILLAGE PLAZA

Illegal Pete's
Cuba Cuba Sandwicheria
Lil' Ricci's
Tavern
Jason's Deli
Sawarea Sushi
The Delectable Egg
Tropical Smoothie Café
Floyd's 99 Barbershop
5th Avenue Nails

BELLEVIEW PROMENADE

Alchemie Fashion Boutique
At The Beach
Bara Sushi
Chipotle
Cool River Café
Fresh Nail, Wax & Dry Bar
Fuller Sotheby's International Realty
Homer Reed Ltd.
Il Fornaio Restaurant
Jewelry Exchange
Jos. A. Bank
Key Bank
Larkburger
Noodles & Company
Nouvelle Dentistry
Original Pancake House
Priority Male Barbers
Starbucks
Studio Urban Wax
Fat Willy's
Yogurtini

BELLEVIEW SQUARE

Bonefish Grill
Shanghai Kitchen
MAD Greens
Tokyo Joe's
Einstein Bros Bagels
Starbucks
Red Mango
Jamba Juice
Cherry Creek Nail Salon
Hallmark Creations
The UPS Store
Radio Shack
Kriser's Natural Pet
Great Clips



ADJACENT TO FUTURE WESTIN HOTEL





200 KEYS



ONE 5,400 SF BALLROOM



THREE 1,000 SF MEETING ROOMS



FULL-SERVICE STARBUCKS



5,700 SF RESTAURANT



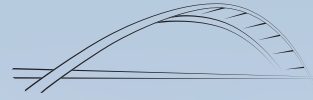
FULL SERVICE 5,700 SF FITNESS FACILITY



WALK-UP CAFE



SHARED PARKING WITH THE RTD GARAGE



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Colliers
INTERNATIONAL

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