

THE WINN RICHEY TEAM

Office Team Sales 12 Month Rolling Report, Denver
CBD as of 12/15/2018



Union Tower West
1801 Wewatta Street.
Denver, CO
Submarket: Denver CBD
Seller/ Buyer Portman Holdings/Invesco

Sale Date 10/18
Sale Price \$69,000,000
Price PSF \$685

Building Size 100,778
YOC 2017
Occupancy 97%



Capitol Center
225 E 16th Avenue.
Denver, CO
Submarket: Denver CBD
Seller/ Buyer Empire Square & SteelWave/Harbor Associates

Sale Date 10/18
Cap Rate 80202
Sale Price \$28,900,000
Price PSF \$174

Building Size 165,765
YOC 1963/2017
Occupancy 55%



Denver Financial Center
1775 Sherman Street.
Denver, CO
Submarket: Denver CBD
Seller/ Buyer USAA Real Estate/Lincoln Property Company

Sale Date 10/18
Sale Price \$95,250,000
Price PSF \$219

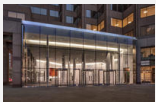
Building Size 435,672
YOC 1983
Occupancy 88%



1670 Broadway
1670 Broadway.
Denver, CO
Submarket: Denver CBD
Anchors TIAA
Seller/ Buyer UBS/Hana Financial Investments

Sale Date 08/18
Sale Price \$238,000,000
Price PSF \$338

Building Size 704,226
YOC 1980
Occupancy 90%



1801 California
1801 California Street.
Denver, CO
Submarket: Denver CBD
Seller/ Buyer Brookfield /PNC Realty

Sale Date 03/18
Sale Price \$-1
Price PSF \$-0

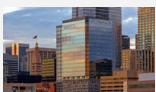
Building Size 1,372,071
YOC 1982/2015
Occupancy 95%



91 Glendale
8990 West Glendale Avenue.
Glendale, AZ
Submarket: Denver CBD
Seller/ Buyer Artis REIT/Sentinel Real Estate

Sale Date 01/18
Sale Price \$19,067,000
Price PSF \$179

Building Size 106,418
YOC 2007
Occupancy 100%



1401 Lawrence
1401 Lawrence Street.
Denver, CO
Submarket: Denver CBD
Seller/ Buyer First Gulf Corporation/Heitman Capital Management

Sale Date 12/17
Sale Price \$-1
Price PSF \$-0

Building Size 309,988
YOC 2016
Occupancy 99%

