

**BARTELL****MEITUS****REAL ESTATE**

# Creekside at Highline Office Condos 1181-1241 S. Parker Rd. Denver, CO

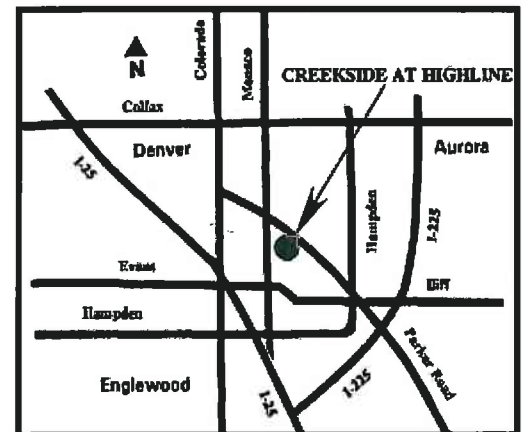


Unique office environment in park like setting with lush landscaping, streams & ponds. Adjacent to the Highline Canal, with jogging and bicycle trails just outside your door.

Patios & decks in many units. Individual exterior entrances, individually controlled HVAC units & operable windows. Locker room & exercise equipment available for tenant's use. Excellent access to Cherry Creek & the suburbs through Parker Road.

## Available Units for Lease

| Bldg | Suite     | Sq. Ft. | Price                         |
|------|-----------|---------|-------------------------------|
| 1181 | 105       | 1,043   | \$13.50—16.50 psf + utilities |
| 1181 | 102       | 1,098   | \$13.50—16.50 psf + utilities |
| 1231 | 100       | 1,403   | \$13.50—16.50 psf + utilities |
| 1231 | 102-B     | 500     | \$13.50—16.50 psf + utilities |
| 1231 | 104 & 105 | 2,086   | \$13.50—16.50 psf + utilities |
| 1241 | 100       | 4,172   | \$13.50—16.50 psf + utilities |



**Building Size :** Appx. 41,883 SF  
**Parking:** 1:238  
**Expense Stop:** Base Year, Utilities Separately metered

**Dan Bartell • 303.753.9100 • dan@bartellre.com**

1873 South Bellaire Street, Suite 1525, Denver, Colorado 80222  
 303.753.9100 • FAX: 303.753.0026 • info@bartellre.com • www.bartellre.com

Why put money in your Landlord's pocket when you can put it in your own?

## User & Investment Suites For Sale

### Creekside at Highline

1181-1241 South Parker Road

| Bldg                                     | Suite     | Sq. Ft. | Price       |
|--|-----------|---------|-------------|
| <b>User Suites for Sale</b>              |           |         |             |
| 1181                                     | 105       | 1,043   | \$75.00 psf |
| 1181                                     | 102       | 1,098   | \$75.00 psf |
| 1231                                     | 100       | 1,403   | \$75.00 psf |
| 1231                                     | 102-B     | 500     | \$75.00 psf |
| 1231                                     | 104 & 105 | 2,086   | \$75.00 psf |
| 1241                                     | 100       | 4,172   | \$75.00 psf |
| <b>Leased Investment Suites for Sale</b> |           |         |             |
| 1181                                     | 101A      | 400     | \$19,920    |
| 1181                                     | 103       | 988     | \$74,100    |
| 1201                                     | 101       | 780     | \$49,535    |
| 1201                                     | 200-202   | 2883    | \$210,095   |
| 1211                                     | 102       | 767     | \$57,525    |
| 1211                                     | 103       | 1,284   | \$96,300    |
| 1231                                     | 101       | 811     | \$60,825    |
| 1231                                     | 102A      | 543     | \$40,725    |
| 1231                                     | 103       | 1,043   | \$78,225    |

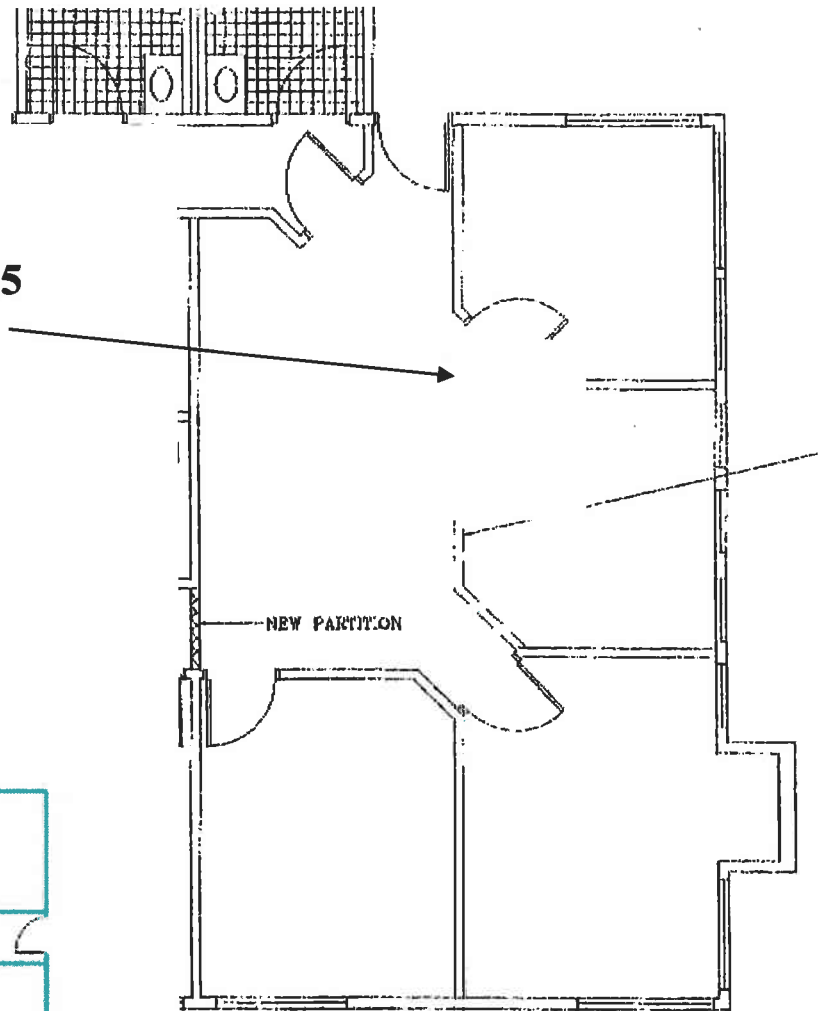
For Floor Plan information on Leased Investment suites Please call!

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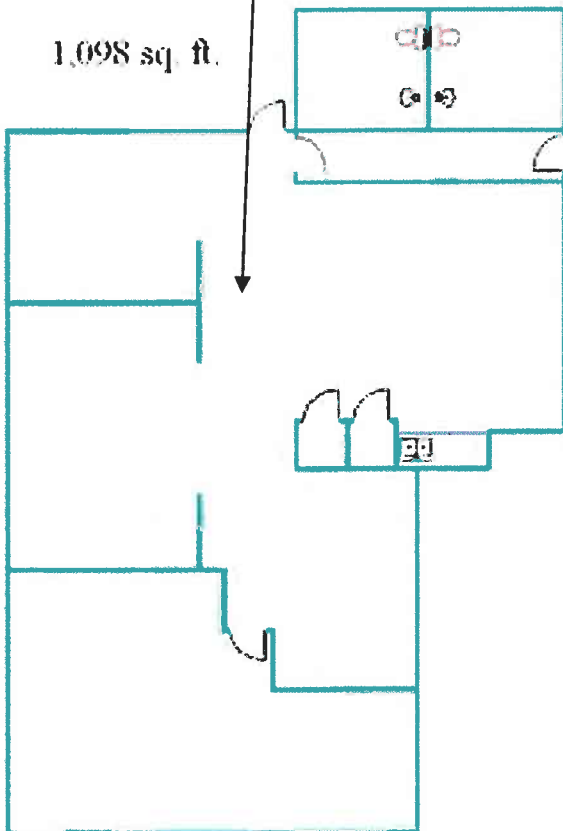
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**Suite 1181—105**  
**1,043 SF**



**Suite 1181 - 102**

**1,098 sq. ft.**



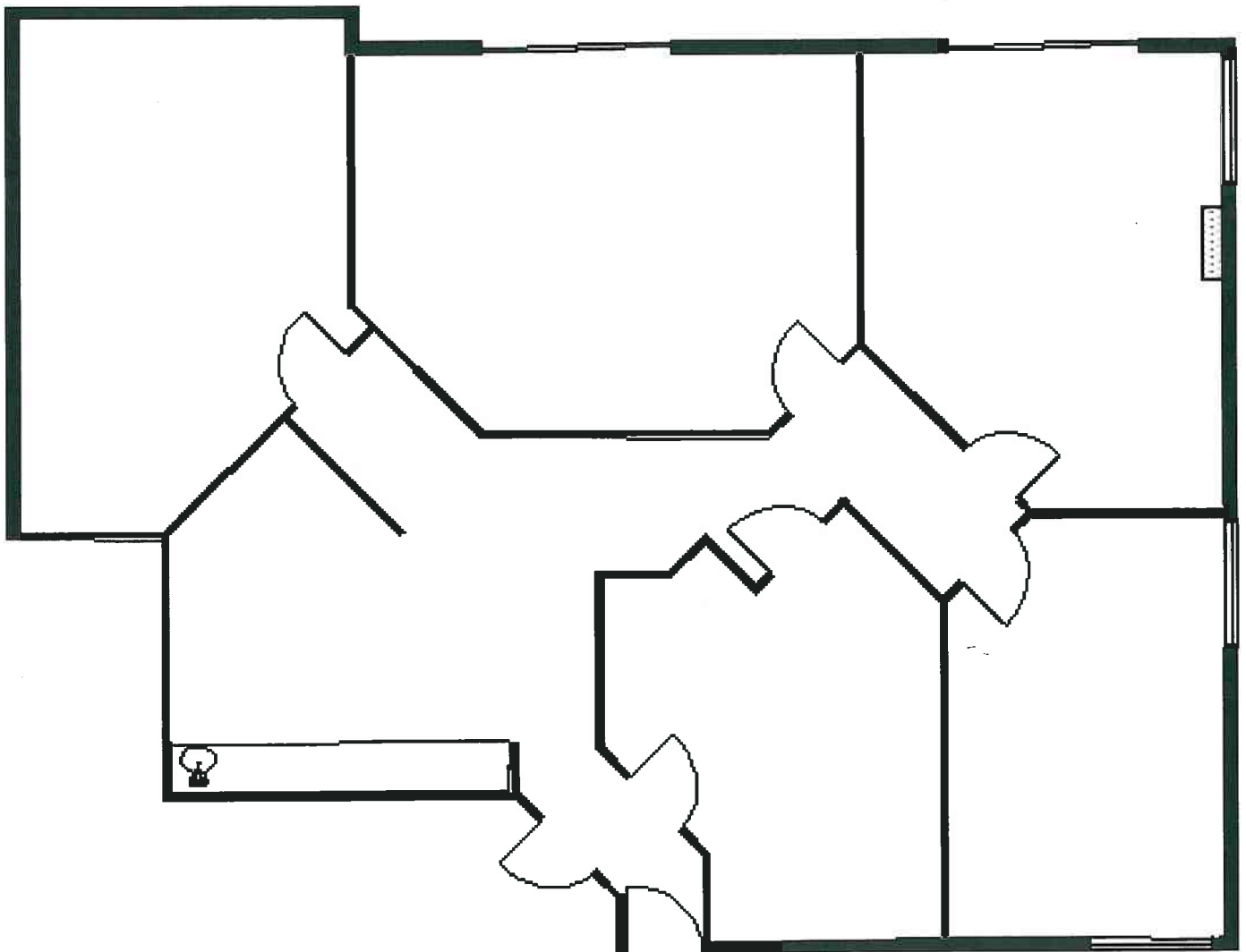
Dimensions not to scale

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**Bldg 1231 ♦ Suite 100**  
**1,403 sq.ft.**



Drawings not to scale.

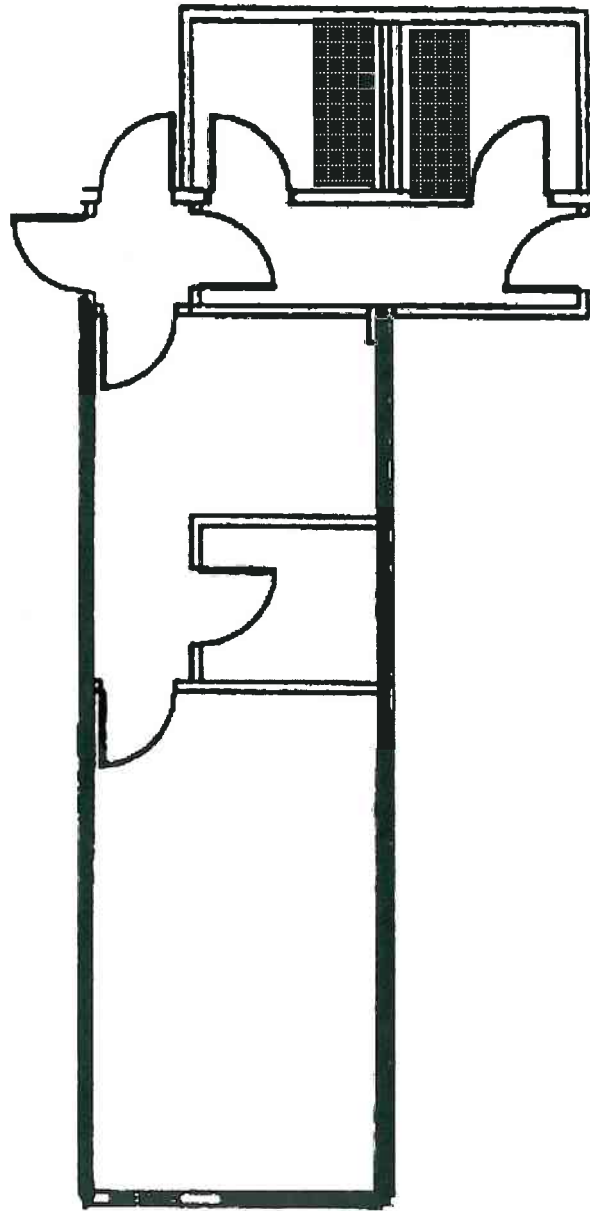
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## Suite 1231 - 102B

500 sq. ft.



Floor plan is not exact

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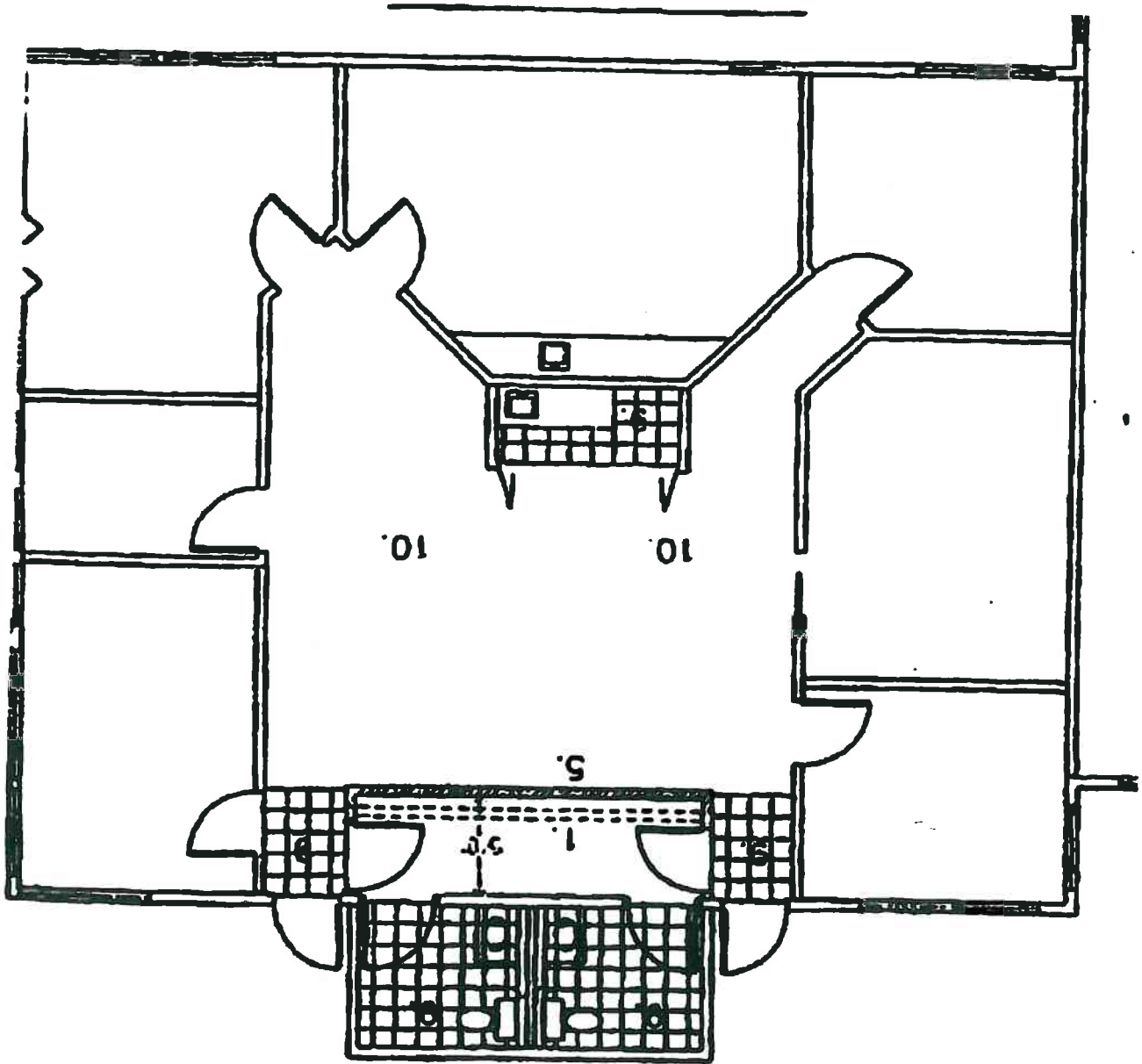
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**1231 S Parker Rd**

**Suite 104 & 105**

**2,086 Sf**



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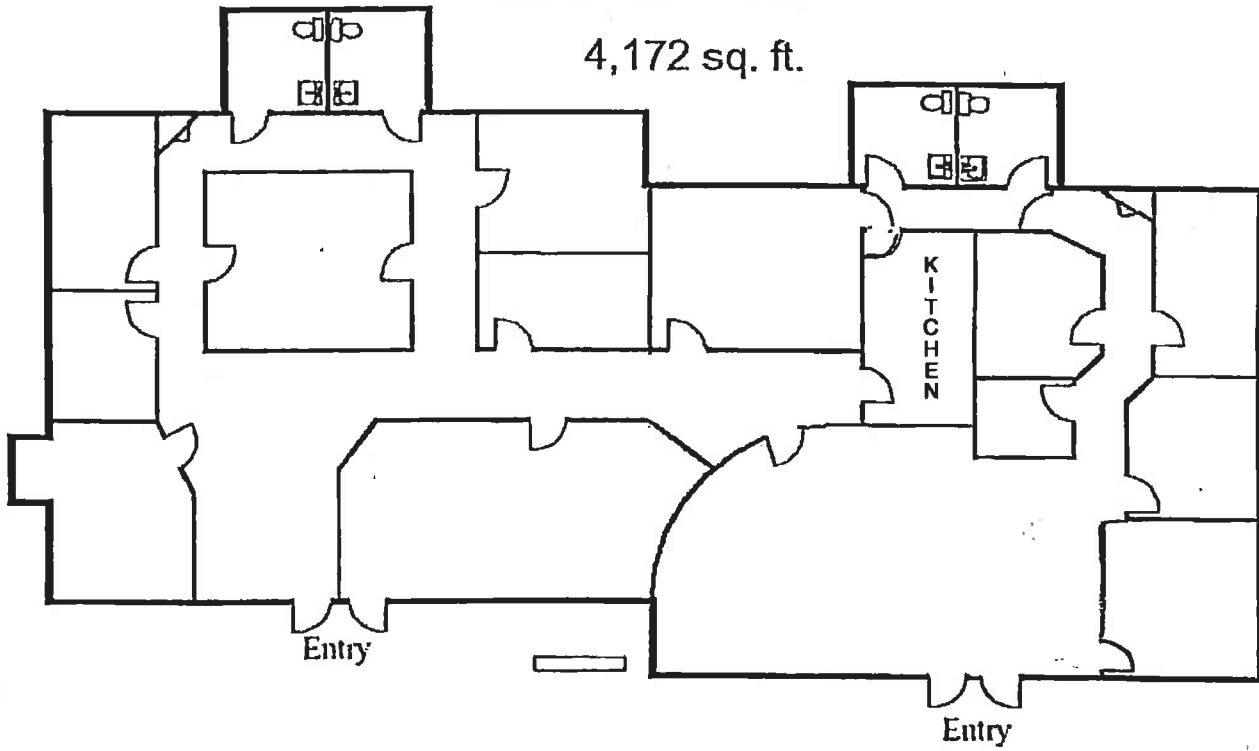
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**Bldg 1241**

**Unit 100**

Suite 1241 - 100

4,172 sq. ft.



## CREEKSIDE AT HIGHLINE

This purchase analysis is based on purchasing a 1,000 sq. ft. space at \$115.00 per sq. ft.

If you would like more information please call Dan Bartell at 303-753-9100.

## Sale Information

|  |                |                 |
|--|----------------|-----------------|
|  | sale price psf | \$ 115.00       |
| purchase price   |                | \$ 115,000      |
| down payment @   | 20%            | \$ 23,000       |
| loan amt   |                | \$ 92,000       |
| interest rate (annual) <i>estimate (estimate as of 2/1/2006)</i> | 6.5%           |                 |
| amortization per (yrs)   | 25             |                 |
| debt service per month   |                | \$ (621.00)     |
| Condo Assn. Fee Mo. psf <i>estimate</i>                          | \$ 5.55        | \$ (652.50)     |
| Total Monthly Cost   |                | \$ (1,273)      |
| <b>Total Annual Cost psf - sale</b>                              |                | <b>\$ 15.28</b> |
| amt of principal in above monthly pmt                            |                | \$ (123)        |
| amt of interest in above monthly pmt                             |                | \$ (498)        |

## POTENTIAL TAX BENEFITS (PLEASE CONSULT YOUR TAX ADVISOR)

|   |     |                 |
|---|-----|-----------------|
| depreciation @ 80%/20% bldg to land / 39 yrs (annual) |     | \$ 2,359        |
| interest deduction (annual)                           |     | \$ 5,980        |
| total @ 35% state & fed tax bracket                   | 40% | \$ 3,335        |
| equity increase (annual) i.e.. paying yourself        |     | \$ 1,474        |
| total per square foot tax svgs & equity               |     | \$ 4.81         |
| <b>net potential out of pocket cost of owning psf</b> |     | <b>\$ 10.47</b> |

*The above information represents our estimate of your purchase parameters. Please consult with legal and tax advisors prior to making any decision relating to this investment. The above terms of loan are an example only. We do not have control over these terms; we are not acting as lenders or offering to lend money for such a purchase.*