OFFERING MEMORANDUM

CUSHMAN & WAKEFIELD

40,401 SF ON 2.07 ACRE SITE

2590 WEST 2ND AVENUE
DENVER, COLORADO

MULTI-TENANT FLEX INDUSTRIAL - 7 TENANTS • INFILL CENTRAL DENVER LOCATION • VALUE ADD UPSIDE

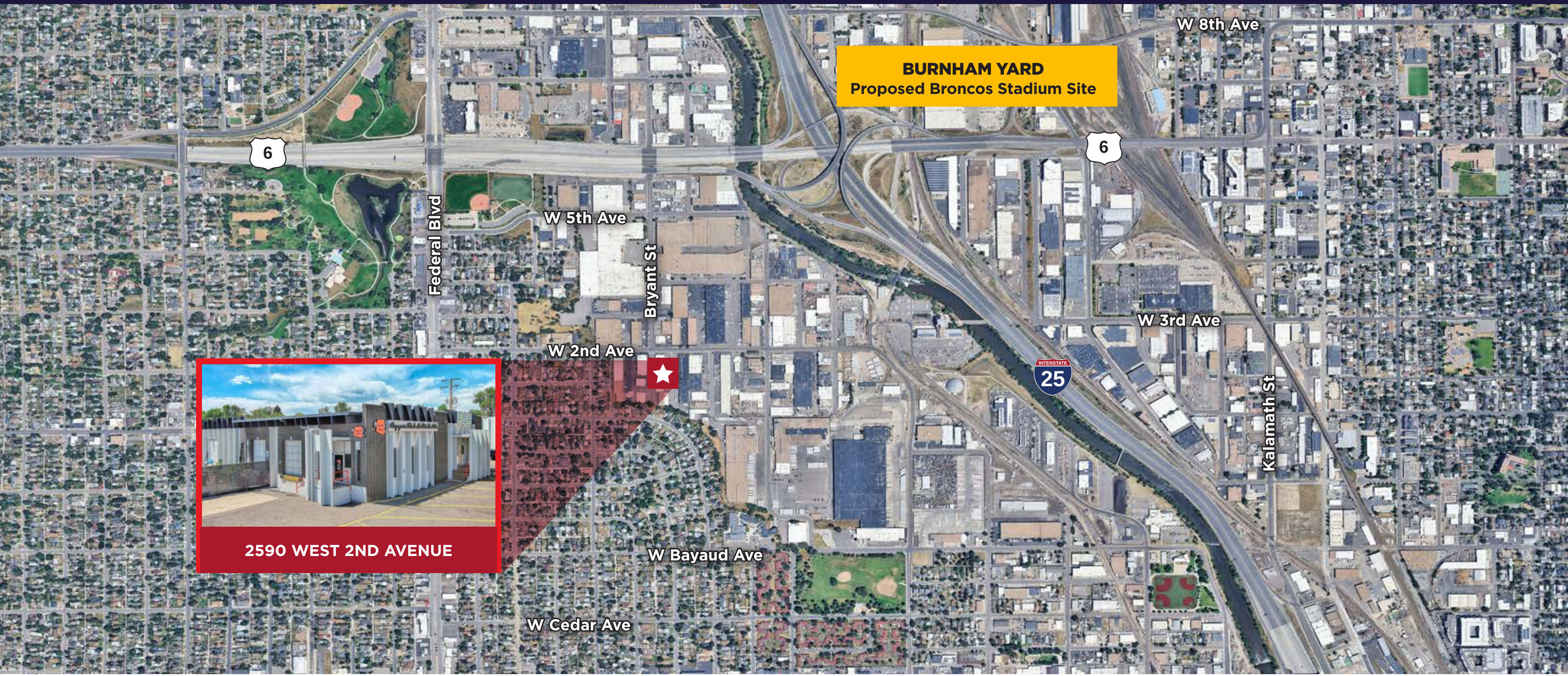
OFFERING MEMORANDUM DISCLAIMER

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Cushman & Wakefield, Inc., the Seller's exclusive agent in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its exclusive agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants and other advisors. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations thereunder have been fully satisfied or waived.

The Seller is responsible for any commission due its agent in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other party, including the Seller's exclusive agent, is authorized to make any representation or agreement on behalf of the Seller. This Memorandum remains the property of the Seller and its exclusive agent and may be used only by parties approved by the Seller and its exclusive agent. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.



BURNHAM YARD
Proposed Broncos Stadium Site
W 8th Ave
6
6
W 5th Ave
Federal Blvd
Bryant St
W 2nd Ave
W 3rd Ave
25
Kalamath St
2590 WEST 2ND AVENUE
W Bayaud Ave
W Cedar Ave

EXECUTIVE SUMMARY

Cushman & Wakefield, as exclusive advisor, is pleased to offer the opportunity to acquire 2590 West 2nd Avenue in Denver, Colorado ("the Property"), a multi-tenant flex industrial asset strategically positioned in Denver's Central submarket. Totaling 40,401 square feet across a 2.07-acre site, the Property presents an investor with immediate lease-up upside and long-term rent growth potential in one of Denver's most accessible and supply-constrained infill locations.

Units 24-25 have been newly renovated and are available for immediate occupancy. Offering maximum leasing flexibility, the space can be delivered as two separate units or combined into a single suite totaling 9,273 SF — accommodating a broad range of tenant size requirements and positioning a new owner to set market-rate rents from day one.

The Property is currently leased to a diverse mix of established tenants including Copper State Bolt & Nut Co., Niagara Machine, American Textile Recycling Service, and Thrive Ballet, with lease expirations staggered through 2031. Several tenants are leased at below-market rates, providing additional runway for rental rate appreciation at each rollover.

The building features 14-foot clear heights, 11 dock-high doors, and four drive-in doors, making it well-suited for manufacturing, distribution, and service-oriented users. With direct access to I-25 and 6th Avenue and proximity to the planned new Denver Broncos stadium at Burnham Yards, the Property is well-positioned for continued tenant demand and long-term value creation.

2590 WEST 2ND AVENUE, UNIT 5

2590 WEST 2ND AVENUE, UNITS 24 & 25

INVESTMENT HIGHLIGHTS

VALUE-ADD OPPORTUNITY WITH RENOVATED, NEXT-GENERATION READY SPACE

Units 24-25 (9,273 SF) have been newly renovated and are available for immediate occupancy, presenting a clear path to NOI growth. The space can be delivered as two separate units or as one combined suite, accommodating a broad range of tenant size requirements. Additional upside is embedded across the existing rent roll, where select tenants are leased at below-market rates, creating further runway for rental rate appreciation at each rollover.

DIVERSE, MULTI-TENANT RENT ROLL

The property is leased to a mix of established tenants including Copper State Bolt & Nut Co., Niagara Machine, American Textile Recycling Service, and Thrive Ballet, with lease expirations staggered through 2031. This diversified tenancy minimizes rollover risk and provides multiple opportunities to capture rent growth over time.

HIGH BARRIERS TO ENTRY & RISING REPLACEMENT COSTS

Development in Denver's core industrial submarkets is constrained by land scarcity and rising construction costs. Most available land is being directed toward build-to-suit or bulk distribution projects, leaving few options for tenants seeking existing small-bay warehouse space. This dynamic supports continued rent growth and asset appreciation.

STEPS FROM THE NEW DENVER BRONCOS STADIUM AT BURNHAM YARDS

Positioned in Denver's Central submarket with direct access to I-25 and 6th Avenue, the property offers exceptional connectivity throughout the metro area. The property sits near the planned new Denver Broncos stadium at Burnham Yards, enhancing long-term visibility and desirability. Its infill location is highly coveted by manufacturing, distribution, and service-oriented users.

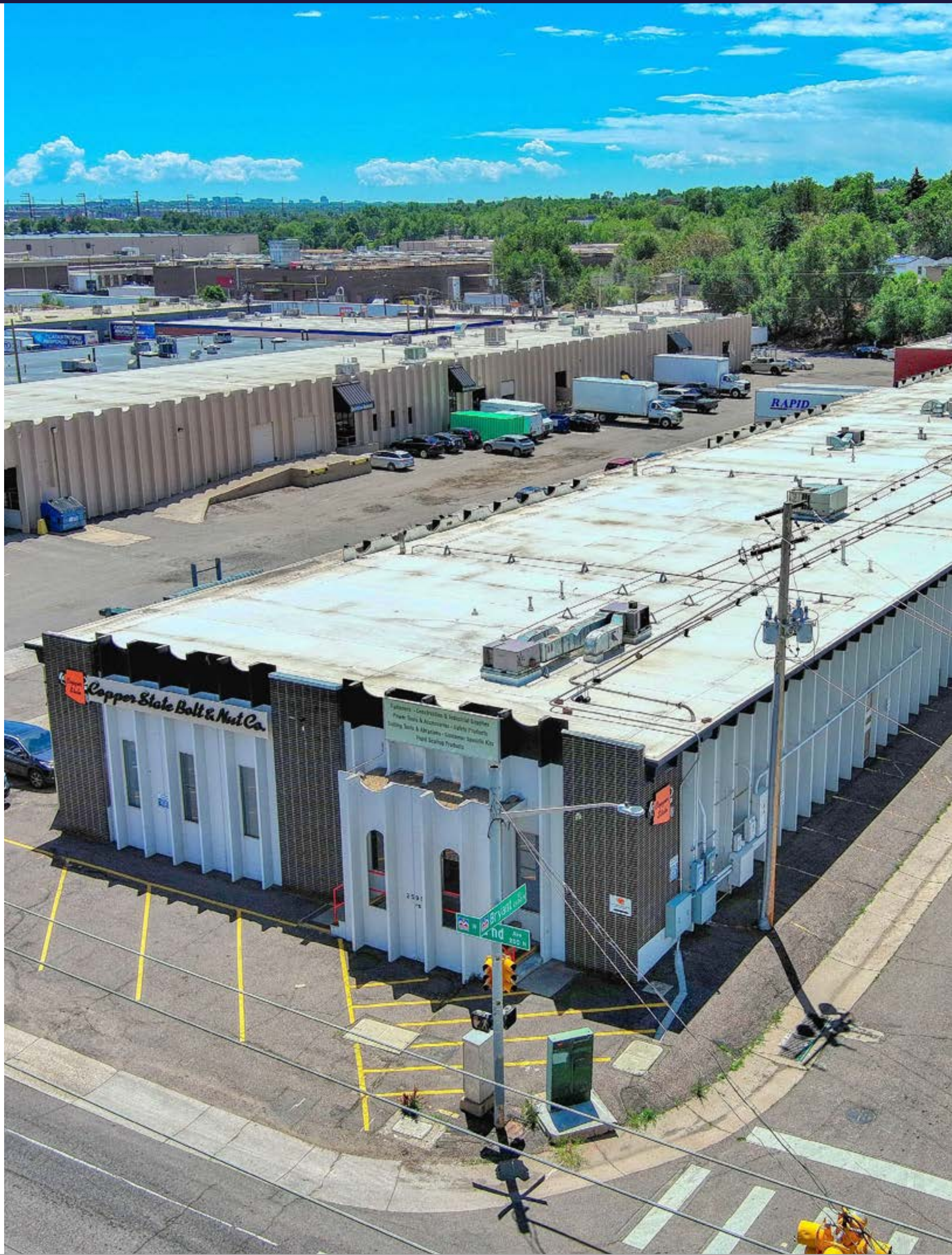
PROPERTY DESCRIPTION

LOCATION OVERVIEW

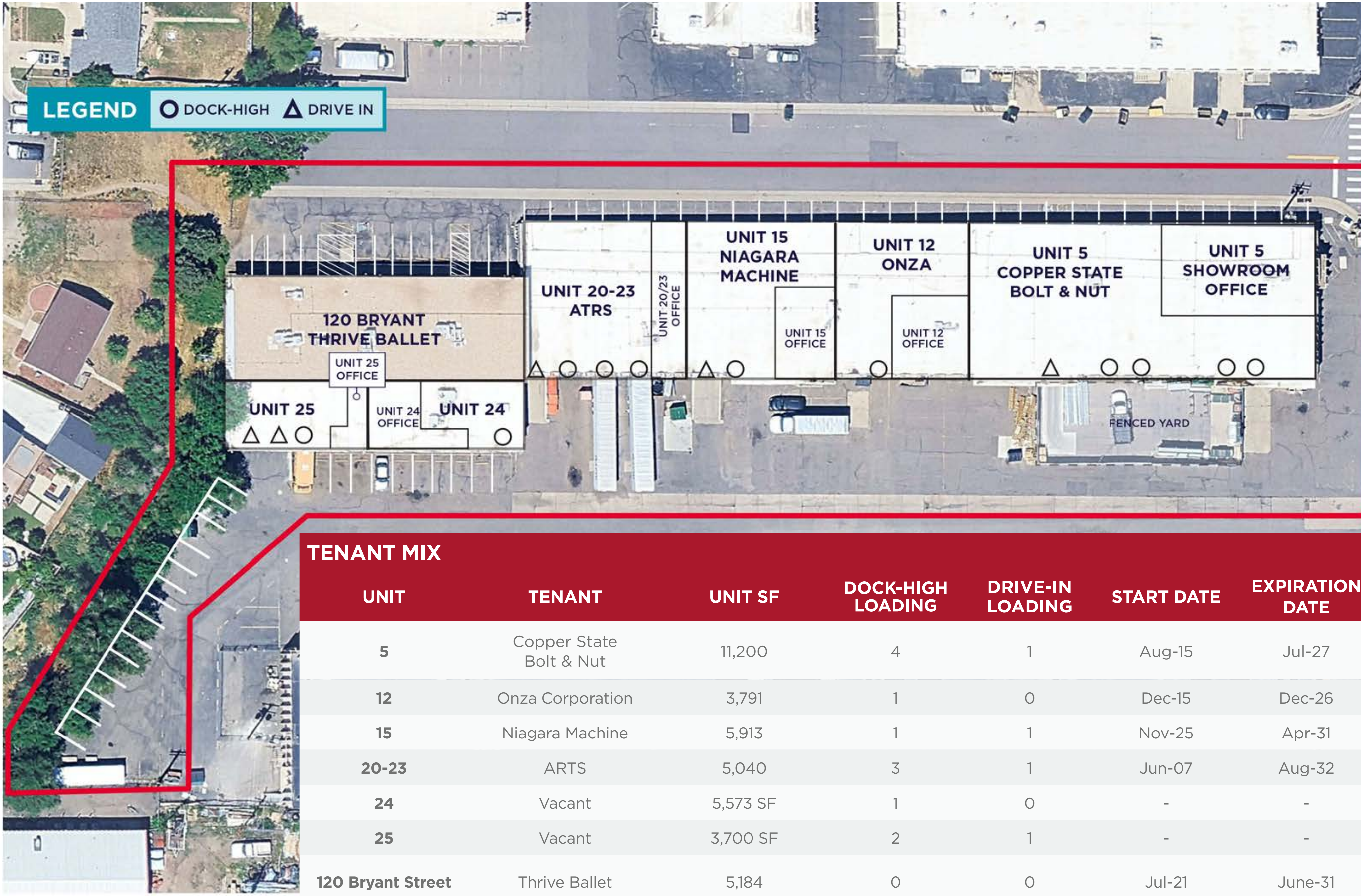
Address	2590 West 2nd Avenue Denver, CO 80219
Submarket	Central
County	Denver
Parcel Number	5084-09-033

BUILDING OVERVIEW

Total Building SF	40,401 SF
Land Size	2.07 AC
Year Built	1968
% Leased	77.0%
Zoning	I-A UO-2, Denver
# of Tenants	Five +2 vacancies
Clear Height	14’
Dock High Doors	Eleven (11) Dock High Doors
Drive In Doors	Four (4) Drive In Doors
Construction	Reinforced Concrete
Power	To be verified by an electrician
Water & Sewer	City of Denver



SITE & TENANT OVERVIEW



TENANT MIX

UNIT	TENANT	UNIT SF	DOCK-HIGH LOADING	DRIVE-IN LOADING	START DATE	EXPIRATION DATE
5	Copper State Bolt & Nut	11,200	4	1	Aug-15	Jul-27
12	Onza Corporation	3,791	1	0	Dec-15	Dec-26
15	Niagara Machine	5,913	1	1	Nov-25	Apr-31
20-23	ARTS	5,040	3	1	Jun-07	Aug-32
24	Vacant	5,573 SF	1	0	-	-
25	Vacant	3,700 SF	2	1	-	-
120 Bryant Street	Thrive Ballet	5,184	0	0	Jul-21	June-31

2590 W. 2ND AVENUE, UNIT 15

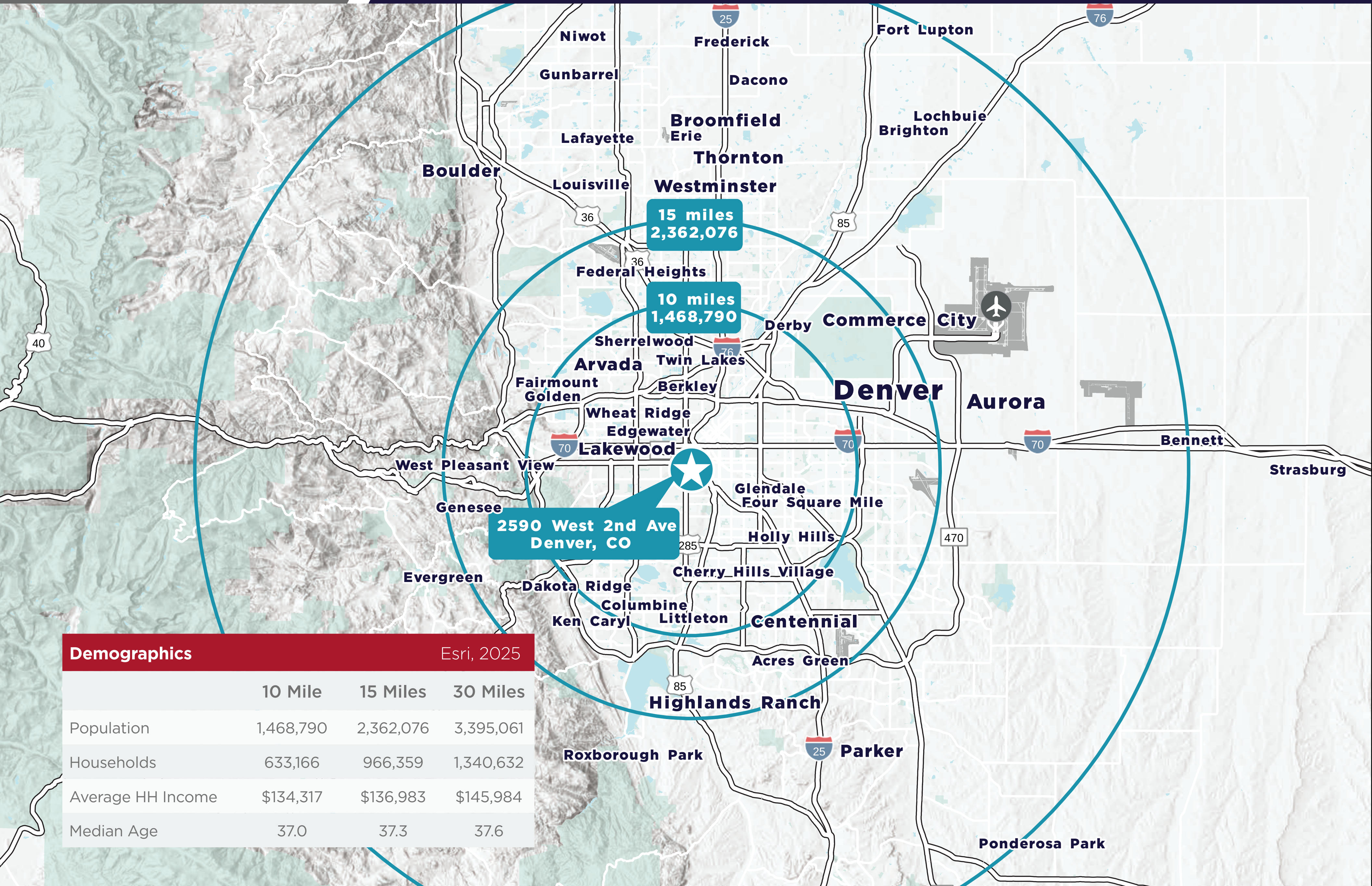
2590 W. 2ND AVENUE, UNIT 24

2590 W. 2ND AVENUE, UNIT 15

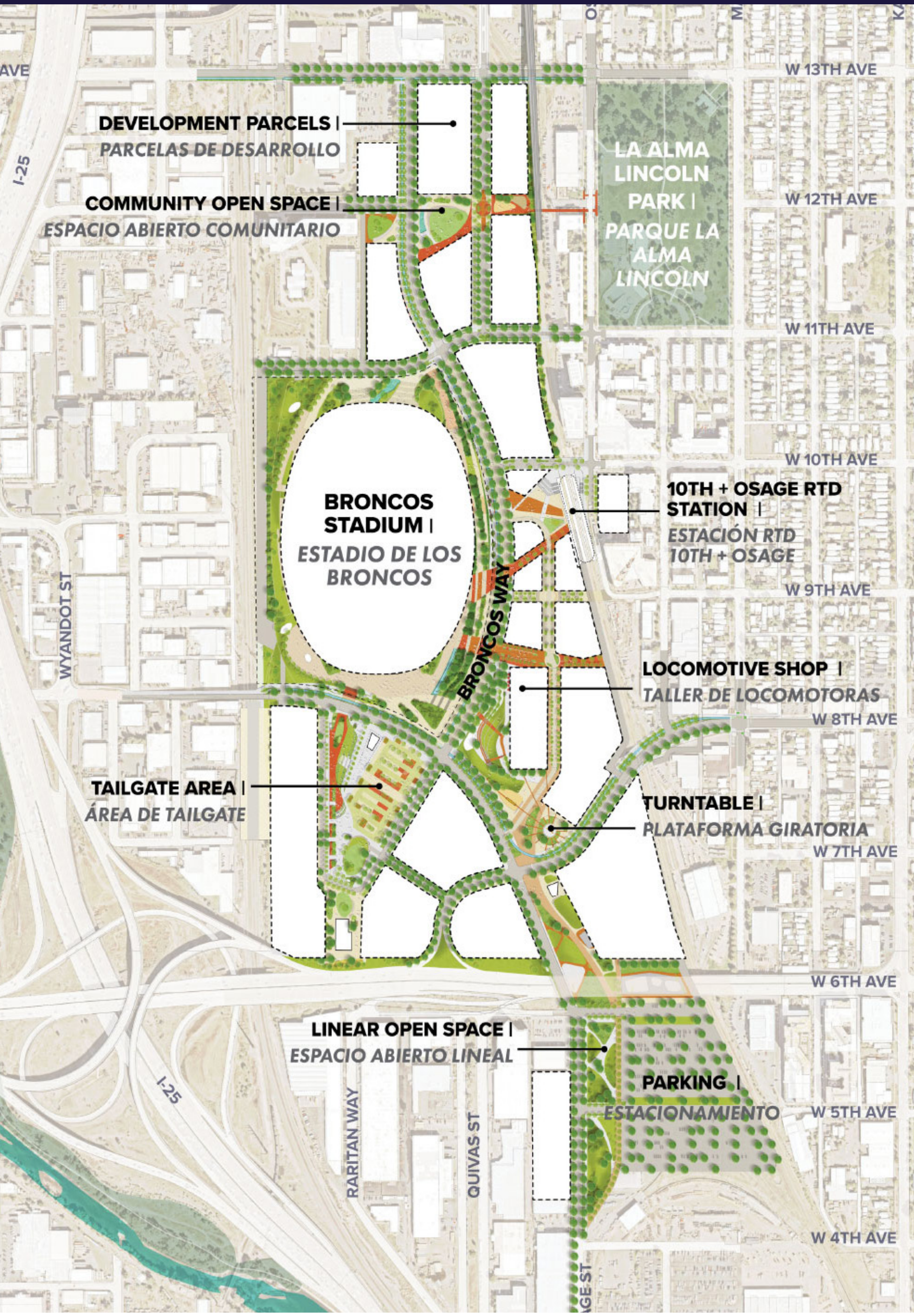
120 BRYANT STREET

2590 W. 2ND AVENUE, UNIT 25

POPULATION & DEMOGRAPHICS



Demographics			Esri, 2025
	10 Mile	15 Miles	30 Miles
Population	1,468,790	2,362,076	3,395,061
Households	633,166	966,359	1,340,632
Average HH Income	$134,317	$136,983	$145,984
Median Age	37.0	37.3	37.6



BURNHAM YARDS: REDEFINING DENVER'S URBAN CORE

The Denver Broncos are coming to the neighborhood! The team, along with the City of Denver and State of Colorado, has identified historic Burnham Yard as the preferred site for a new retractable-roof stadium and mixed-use district. Located less than a mile southeast of Empower Field at Mile High along the I-25 corridor, the site sits between 6th and 13th Avenues near Seminole Road and Osage Street, placing it directly near 2590 West 2nd Avenue.

The planned development will span more than 100 acres and is expected to serve as a year-round destination with major events and significant economic impact. With projected growth in foot traffic, business activity, and surrounding property values, this investment positions 2590 West 2nd Avenue for strong long-term appreciation and continued tenant demand.

As demand to be in the Central Denver submarket increases, vacancy for infill industrial product, particularly small-bay space like 2590, is expected to tighten. With limited new industrial supply in the area and growing interest from service, logistics, and trade-oriented users looking to be near the activity, 2590 West 2nd Avenue stands to benefit directly from increased competition for well-located, functional space.

100+
STADIUM ANCHORED MIXED-USE DEVELOPMENT

$1B/YEAR
PROJECTED ECONOMIC IMPACT

2031
PROJECTED STADIUM OPENING

<1 MILE
FROM 2590 WEST 2ND AVENUE

**Source: Denver Broncos, newstadium.denverbroncos.com*

THE BURNHAM YARDS ADVANTAGE

TENANT OVERVIEW

Copper State Bolt & Nut Co. is a women-owned industrial fastener distributor and manufacturer serving construction, manufacturing, energy, and mining sectors. With over 30 branches nationwide, the company provides a wide range of fasteners, tools, and supplies, along with custom manufacturing and strong customer service.

www.copperstate.com

Onza Corporation is a biotechnology company focused on food safety and preservation using its patented gas-trapping technology, including Ozonate, a stable form of ozone. Its platform helps extend shelf life, reduce pathogens, and prevent mold, with applications across food, medical, and environmental industries.

www.onzacorp.com

Niagara Machine is a leading distributor of concrete surface prep and polishing equipment, serving contractors nationwide. The company offers grinders, shot blasters, vacuums, and related products, along with rentals, repairs, and training to support high-quality floor finishing projects.

www.niagaramachine.com

American Textile Recycling Service (ATRS) is a national textile recycler with a local hub at 2590 West 2nd Avenue, Units 20–23. It provides convenient drop-off solutions for clothing, shoes, and textiles, helping reduce landfill waste and promote reuse through partnerships with local charities and a 24-hour donation model.

www.atrscorp.com

Thrive Ballet is an inclusive, science-based studio that makes ballet accessible to all ages, body types, and abilities. It offers a supportive environment for dancers of all levels, with a focus on injury prevention, neurodiversity, and holistic training. As a nonprofit, Thrive is dedicated to redefining the ballet body and fostering joy through movement.

www.thriveballet.com

2590 West 2nd Avenue — Executive Summary

Property Overview	
Size	40,401 SF
Analysis Start Date	Aug-26
Occupancy at Start	77.05%
Hold Period	7 yr.
Exit Cap. Rate	6.25%
Stabilized Year	Year 3
Lease-Up Period	1 Months

New Financing		
Loan-to-Value (Acquisition)		64.70%
Loan-to-Cost		65.00%
Amortization		I.O.
Interest Rate	SOFR +2.75%	6.40%
Interest Only Period		Full-Term
Debt Yield (NOI)		6.79%
DSCR (NOI)		1.52x

Debt/Equity Analysis			
Equity	$57/sf	$2,294,500	35.30%
Debt (Initial Funding)	$104/sf	$4,205,500	64.70%
Purchase Price	$161/sf	$6,500,001	
7 Year Midpoint Returns			
Return on Cost	7.07%		
Stabilized Debt Yield	11.14%		
Equity Multiple	2.21x		

7 Year Hold Returns		All Cash						Levered				
Value	Year 1	7 yr.	Year 3	Avg. Cash-On-Cash				7 yr.	Avg. Cash-On-Cash			
(PSF)	Cap Rate	IRR	RoC	3 Year	5 Year	7 Year	10 Year	IRR	3 Year	5 Year	7 Year	10 Year
$7,060,000 **$175/sf**	5.80%	7.98%	6.52%	5.78%	6.05%	5.97%		10.15%	5.22%	5.66%	5.29%	
$6,770,000 **$168/sf**	6.05%	8.74%	6.79%	6.03%	6.31%	6.23%		11.98%	5.93%	6.39%	6.01%	
$6,500,000 **$161/sf**	**6.30%**	**9.49%**	**7.07%**	**6.28%**	**6.57%**	**6.49%**		**13.74%**	**6.66%**	**7.14%**	**6.74%**	
$6,250,000 **$155/sf**	6.55%	10.21%	7.35%	6.53%	6.84%	6.74%		15.34%	7.37%	7.87%	7.46%	
$6,020,000 **$149/sf**	6.80%	10.92%	7.63%	6.78%	7.10%	7.00%		16.94%	8.11%	8.63%	8.20%	

Cash Flows (Middle Value)	In-Place	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Year Ending	Month 1	7/31/2027	7/31/2028	7/31/2029	7/31/2030	7/31/2031	7/31/2032	7/31/2033	7/31/2034	7/31/2035	7/31/2036	7/31/2037
NOI	$285,574	$409,397	$424,108	$464,945	$480,905	$477,391	$478,123	$474,599	$531,345			
Cap Rate	*4.39%*	*6.30%*	*6.52%*	*7.15%*	*7.40%*	*7.34%*	*7.36%*	*7.30%*	*8.17%*			
Return on Cost		*6.29%*	*6.46%*	*7.07%*	*7.31%*	*7.21%*	*7.18%*	*7.02%*	*7.85%*			
Total Leasing Costs		$0	($56,172)	$0	$0	($32,551)	($29,394)	($94,845)				
Total Capital Expenditures		($6,060)	($6,136)	($6,320)	($6,510)	($6,705)	($6,906)	($7,113)				
Good News Funding 100%		$0	$56,172	$0	$0	$0	$0	$0				
Cash Before Debt Service		$403,337	$361,800	$458,625	$474,396	$438,135	$441,823	$372,640				
Debt Service		($269,152)	($271,099)	($272,747)	($272,747)	($272,747)	($272,747)	($272,747)				
Cash After Debt Service		$134,185	$146,873	$185,878	$201,649	$165,388	$169,076	$99,893				
Proceeds less 2.00% cost of sale								$8,331,500				
Loan Balance								$4,261,672				
Net Proceeds		$0	$0	$0	$0	$0	$0	$4,069,828				
Total Cash Unlevered	**($6,500,000)**	**$403,337**	**$361,800**	**$458,625**	**$474,396**	**$438,135**	**$441,823**	**$8,704,140**				**7 yr. CAGR**
Total Cash Levered	**($2,336,555)**	**$134,185**	**$146,873**	**$185,878**	**$201,649**	**$165,388**	**$169,076**	**$4,169,722**				**2.49%**

2590 West 2nd Avenue — Assumptions

As of August-26

Net Rentable Area	40,401	**Hold Period (Years)**	7 yr.	**Start of Analysis**	Aug-26	**Initial Occupancy**	77.0%

General Assumptions

	2027	2028	2029	2030	2031	2032	2033	2034	2035
Inflation									
General Inflation	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Expense Inflation	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Market Rent Growth	3.00%	3.50%	3.50%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Weighted Average Market Rent	$11.00	$11.33	$11.73	$12.14	$12.50	$12.88	$13.26	$13.66	$14.07

General Vacancy Loss	Capital Reserves	Management Fee	Leasing Commissions
2.00% of Potential Gross Revenue	$0.15 / SF	5.0% of Rental Revenue	New / Renew: 6.00% / 3.00%
0.00% Override on In-Place Tenants			

Financing Assumptions

LTV	LTC	Amortization	Index/Rate	Spread	All-In Rate	Interest Only Period
64.70%	65.00%	I.O.	SOFR 3.65%	275 bps	6.40%	Full-Term

**Financing Assumptions as of 5/11/26*

Reversion Sale Assumptions

Reversion Cap Rate	Cost of Sale
6.25%	2.00%

Market Leasing Assumptions

MLA	Term (Yrs/Mo)	Market Rent	Rent Steps	Free Rent New	Free Rent Renew	TI New	TI Renew	Renew Prob	Downtime	Recovery Method
$11.00 NNN (I)	5/1	$11.00	3.50%	1 Mos	0 Mos	$3.00	$2.50	75.0%	6 Mos	NNN
$11.00 NNN (II)	5/1	$11.00	3.50%	1 Mos	0 Mos	$0.00	$0.00	75.0%	6 Mos	NNN

Vacant Lease-Up Assumptions

Lease-Up Period: 1 Months

Available Suites	MLA	Area	Start Date	Term (Yrs/Mo)	Initial Rent	Rent Steps	Free Rent New	TI New	LC New/Renew	Recovery Method
24-25	$11.00 NNN (II)	9,273	Sep-26	5/1	$11.00	3.5%	1 Mos	$0.00	6.00% / 3.00%	NNN

Other Assumptions

- Operating Expenses were determined using the 2026 estimated CAMs within the client-provided Rent Roll.

2590 West 2nd Avenue — Cash Flow Projection

NRA: 40,401 SF	Year 1	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
As of: Aug-26	**Per SF**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**	**FY2033**	**FY2034**	**FY2035**	**FY2036**	**FY2037**
Avg Annual Occupancy		96.52%	95.38%	100.00%	100.00%	96.49%	93.54%	93.30%	100.00%	100.00%	100.00%	90.81%
General Vacancy/Credit Loss		0.00%	0.00%	(1.20%)	(1.20%)	0.00%	0.00%	0.00%	(2.00%)	(2.00%)	(2.00%)	0.00%
Economic Occupancy		**96.52%**	**95.38%**	**98.80%**	**98.80%**	**96.49%**	**93.54%**	**93.30%**	**98.00%**	**98.00%**	**98.00%**	**90.81%**
RENTAL REVENUE												
Potential Base Rent	$10.95	$442,277	$458,645	$473,647	$489,897	$505,990	$533,922	$533,147	$548,165	$567,351	$587,209	$604,300
Absorption & Turnover Vacancy	($0.38)	($15,450)	($21,149)	$0	$0	($17,720)	($33,598)	($35,897)	$0	$0	$0	($55,393)
Free Rent	($0.23)	($9,369)	($2,644)	$0	$0	($1,540)	($4,895)	($4,487)	$0	$0	$0	($6,335)
Scheduled Base Rent	**$10.33**	**$417,458**	**$434,852**	**$473,647**	**$489,897**	**$486,730**	**$495,429**	**$492,763**	**$548,165**	**$567,351**	**$587,209**	**$542,573**
Total Expense Recoveries	$5.65	$228,344	$232,906	$252,643	$260,324	$257,572	$257,048	$263,525	$292,836	$301,758	$310,953	$287,475
Total Rental Revenue	**$15.98**	**$645,802**	**$667,757**	**$726,290**	**$750,221**	**$744,302**	**$752,476**	**$756,287**	**$841,002**	**$869,109**	**$898,161**	**$830,048**
Potential Gross Revenue	**$15.98**	**$645,802**	**$667,757**	**$726,290**	**$750,221**	**$744,302**	**$752,476**	**$756,287**	**$841,002**	**$869,109**	**$898,161**	**$830,048**
Vacancy Allowance	$0.00	$0	$0	($8,702)	($8,992)	$0	$0	$0	($16,820)	($17,382)	($17,963)	$0
EFFECTIVE GROSS REVENUE	**$15.98**	**$645,802**	**$667,757**	**$717,588**	**$741,229**	**$744,302**	**$752,476**	**$756,287**	**$824,181**	**$851,727**	**$880,198**	**$830,048**
	PSF / Mo.>	$1.33	$1.38	$1.48	$1.53	$1.54	$1.55	$1.56	$1.70	$1.76	$1.82	$1.71
Real Estate Taxes	$3.82	$154,155	$158,780	$163,543	$168,449	$173,503	$178,708	$184,069	$189,591	$195,279	$201,137	$207,172
Insurance	$0.25	$10,277	$10,585	$10,903	$11,230	$11,567	$11,914	$12,271	$12,639	$13,019	$13,409	$13,811
Utilities	$0.40	$16,158	$16,552	$17,445	$17,968	$18,178	$18,453	$18,988	$20,223	$20,830	$21,455	$21,086
Repairs & Maintenance	$0.86	$34,942	$35,990	$37,070	$38,182	$39,327	$40,507	$41,722	$42,974	$44,263	$45,591	$46,959
Management Fee	$0.52	$20,873	$21,743	$23,682	$24,495	$24,337	$24,771	$24,638	$27,408	$28,368	$29,360	$27,129
Total Operating Expenses	**$5.85**	**$236,405**	**$243,650**	**$252,643**	**$260,324**	**$266,912**	**$274,353**	**$281,689**	**$292,836**	**$301,758**	**$310,953**	**$316,156**
	PSF / Mo.>	$0.49	$0.50	$0.52	$0.54	$0.55	$0.57	$0.58	$0.60	$0.62	$0.64	$0.65
NET OPERATING INCOME	**$10.13**	**$409,397**	**$424,108**	**$464,945**	**$480,905**	**$477,391**	**$478,123**	**$474,599**	**$531,345**	**$549,969**	**$569,245**	**$513,892**
% Recovered		*96.59%*	*95.59%*	*100.00%*	*100.00%*	*96.50%*	*93.69%*	*93.55%*	*100.00%*	*100.00%*	*100.00%*	*90.93%*
	PSF / Mo.>	$0.84	$0.87	$0.96	$0.99	$0.98	$0.99	$0.98	$1.10	$1.13	$1.17	$1.06
Tenant Improvements	$0.00	$0	$30,282	$0	$0	$17,470	$15,775	$50,902	$0	$0	$0	$39,148
Leasing Commissions	$0.00	$0	$25,890	$0	$0	$15,081	$13,618	$43,943	$0	$0	$0	$33,795
Total Leasing Costs	**$0.00**	**$0**	**$56,172**	**$0**	**$0**	**$32,551**	**$29,394**	**$94,845**	**$0**	**$0**	**$0**	**$72,943**
Capital Reserves	$0.15	$6,060	$6,136	$6,320	$6,510	$6,705	$6,906	$7,113	$7,327	$7,546	$7,773	$8,006
Total Capital Costs	**$0.15**	**$6,060**	**$6,136**	**$6,320**	**$6,510**	**$6,705**	**$6,906**	**$7,113**	**$7,327**	**$7,546**	**$7,773**	**$8,006**
NET CASH FLOW BEFORE DEBT	**$9.98**	**$403,337**	**$361,800**	**$458,625**	**$474,396**	**$438,135**	**$441,823**	**$372,640**	**$524,019**	**$542,423**	**$561,473**	**$432,943**

RETURN METRIC SUMMARY	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Unlevered NOI Yields - Midpoint Value	*6.30%*	*6.52%*	*7.15%*	*7.40%*	*7.34%*	*7.36%*	*7.30%*	*8.17%*	*8.46%*	*8.76%*	*7.91%*
Unlevered NCF Yields - Midpoint Value	*6.21%*	*5.57%*	*7.06%*	*7.30%*	*6.74%*	*6.80%*	*5.73%*	*8.06%*	*8.34%*	*8.64%*	*6.66%*
Return on Cost Yields - Midpoint Value	*6.29%*	*6.46%*	*7.07%*	*7.31%*	*7.21%*	*7.18%*	*7.02%*	*7.85%*	*8.12%*	*8.39%*	*7.49%*
Unlevered Cash-on-Cash Return	*6.21%*	*5.57%*	*7.06%*	*7.30%*	*6.74%*	*6.80%*	*5.73%*	*8.06%*	*8.34%*	*8.64%*	*6.66%*
Levered Cash-on-Cash Return	*3.19%*	*3.49%*	*4.42%*	*4.79%*	*3.93%*	*4.02%*	*2.38%*	*5.97%*	*6.41%*	*6.87%*	*6.87%*

2590 West 2nd Avenue

Rent Roll

As of August-26

Suite #	Tenant	As-Is RSF	% of NRA	Lease Terms: Start	Expiration	Remaining Term (Yrs)	Base Rent: Annual	PSF	Monthly	PSF/Monthly	Rent Escalations: Date	Monthly	PSF/Monthy	PSF	Rent Bumps	Recovery Type	Assigned MLA	M-T-M
5	Copper State	11,200	27.7%	Aug-15	Jul-27	1.0	$119,754	$10.69	$9,980	$0.89						NNN	$11.00 NNN (I)	2.9%
12	Onza Corp.	3,791	9.4%	Dec-15	Dec-26	0.4	$43,142	$11.38	$3,595	$0.95						NNN	$11.00 NNN (II)	-3.3%
15	Niagara Machine, Inc.	5,913	14.6%	Nov-25	Apr-31	4.7	$68,000	$11.50	$5,667	$0.96	Mar-27	$5,865	$0.99	$11.90	3.5%	NNN	$11.00 NNN (I)	-4.3%
											Mar-28	$6,070	$1.03	$12.32	3.5%			
											Mar-29	$6,283	$1.06	$12.75	3.5%			
											Mar-30	$6,503	$1.10	$13.20	3.5%			
20-23	Metroplex	5,040	12.5%	Jun-07	Aug-32	6.1	$63,888	$12.68	$5,324	$1.06	Sep-26	$5,537	$1.10	$13.18	4.0%	NNN	$11.00 NNN (I)	-13.2%
											Sep-27	$5,758	$1.14	$13.71	4.0%			
											Sep-28	$5,989	$1.19	$14.26	4.0%			
											Sep-29	$6,228	$1.24	$14.83	4.0%			
											Sep-30	$6,477	$1.29	$15.42	4.0%			
											Sep-31	$6,737	$1.34	$16.04	4.0%			
120	Thrive Ballet	5,184	12.8%	Jul-21	Jun-31	4.9	$42,924	$8.28	$3,577	$0.69	Jul-27	$3,650	$0.70	$8.45	2.1%	NNN	$11.00 NNN (I)	32.9%
											Jul-28	$3,724	$0.72	$8.62	2.0%			
											Jul-29	$3,797	$0.73	$8.79	2.0%			
											Jul-30	$3,871	$0.75	$8.96	1.9%			
24-25	**Vacant*	9,273	23.0%														$11.00 NNN (II)	
		As-Is				**WALT**	**Annual**	**$/PSF**	**Monthly**	**$/PSF**							**Weighted Avg.**	
Total Leased		**31,128**	**77.0%**			**3.1**	**$337,707**	**$10.85**	**$28,142**	**$0.90**							**$11.00**	**3.1%**
Total Vacant		**9,273**	**23.0%**															
Total NRA		**40,401**	**100.0%**				**$337,707**	**$8.36**	**$28,142**									

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