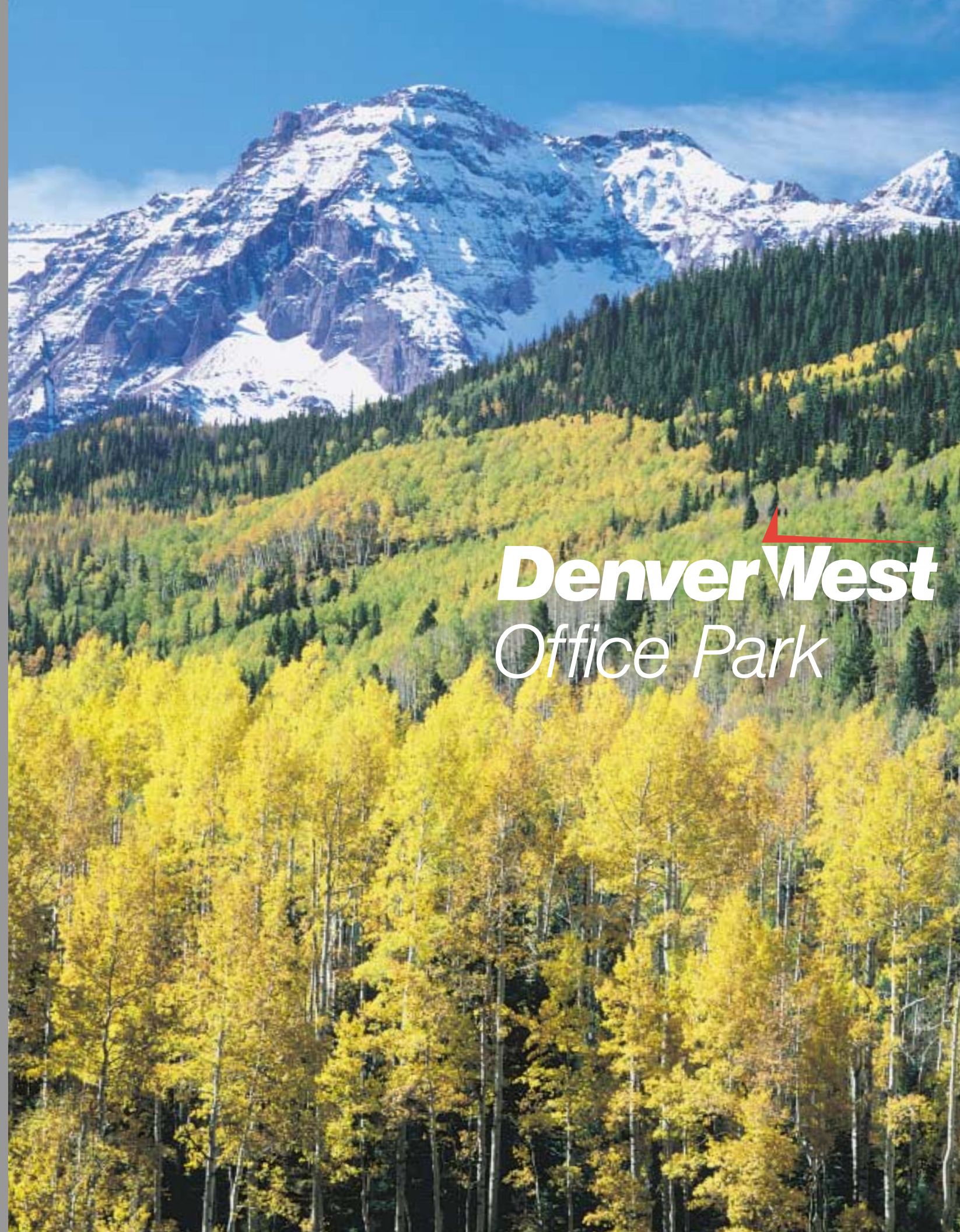


Denver West
Office Park

Denver West
Office Park



Welcome

Overview



Denver West Office Park, Jefferson County's largest office complex, was founded 25 years ago by Chuck Stevinson. Today, Denver West is the premier office opportunity on the west side of Denver with easy access to all major interstate and regional highways. Numerous shopping and restaurant opportunities are easily accessible to Park patrons, including the Denver West Village and the 1.25-million sq. ft. Colorado Mills Mall. The Park has 750 acres, 125 tenants, 21 buildings, from one-person businesses to the headquarters of major corporations. Denver West sits at the bottom of the Rocky Mountains in a campus-like setting that complements the natural beauty of Colorado. Miles of landscaped walkways, lakes, waterfalls, wildlife and recreational and picnic areas surround the 1.5 million sq. ft. of office space, enhancing the lives of all who work there.

Our Philosophy

- We strive to provide a hassle-free business environment with highly efficient modern, well-located office space on flexible lease terms at reasonable prices.
- Although we are not the newest facility, our building systems are state of the art and our floor plates are as efficient as anything in the Denver Market today.
- Our modernization programs will enhance the physical appearance of the public areas and improve internal systems that need upgrading. Further, we take advantage of the economics of scale with our own in-house building staff, who ensure quick response times and personal service.
- Denver West is a good place for your business, and we are easy people to do business with.
- We provide an extraordinary amount of value in return for your lease commitment. If there is an issue, we are guided by the business philosophy that the customer is always right. It is our job to make you feel comfortable and secure, and we treasure our friends who are with us. This is not just a business to us; all the people who office with us are like an extended family.

Denver West Partners

The Stevinson Family. The Denver West community was established by the late Chuck Stevinson in 1961 when he purchased his first automobile dealership. Today, the Stevinson Family has extensive holdings in the Denver area. Family assets include several automobile dealerships and a large portfolio of real estate, including the Denver West Office Park, Denver West Village, The Park at Denver West and the Colorado Mills Shopping Center.



Norddeutsche Vermögen is one of Northern Germany's largest and most successful equity investment houses. Started in 1980, it specializes in shipping, commercial real estate and private equity funds with projects all over the world. Norddeutsche currently has over 18,000 investors who have invested \$3.1 billion Euros, and more than 133 investment funds with total volume of \$8.3 billion Euros. Norddeutsche's container ship fleet is one of the largest in the world, with more than 60 ships in service carrying containers around the globe.



Hamburgische Landesbank-Girozentrale was established in 1938 and is the largest of the 150 national and international banks in Hamburg. It is an internationally-oriented wholesale bank, ranking among the top 20 banks in Germany. The Bank possesses key expertise in many business areas such as international property finance. In ship financing the Bank ranks among the top 5 banks worldwide. Today the Bank has a staff of more than 2,300 at its headquarters in Hamburg, as well as its nine branches throughout the world.



The Pyne Companies, Ltd. is a multi-disciplined real estate investment and consultancy company. The primary focus of the company is twofold: first, to utilize the development and management expertise of the principals to identify and invest in under-managed real estate assets; and second, to assist private and institutional investors in evaluating and repositioning existing real estate assets as well as additional acquisitions for their portfolios. Our primary objective is to stabilize, preserve and increase assets value over a long-time horizon. The company seeks long-term investments with stable returns. The Pyne Companies, Ltd.'s projects and assets include rental apartments, warehouses and center city and suburban office buildings in four major markets: New York, Washington, Northern Florida and Colorado.

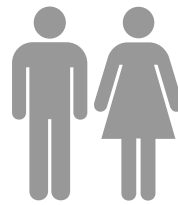
Growth



514,678, in 1970



748,612, in 1980

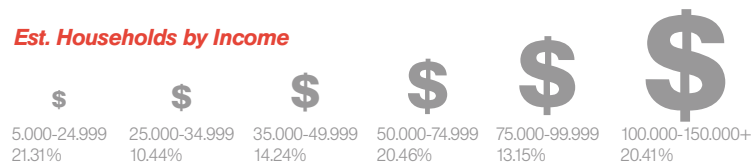


933,135, 2004 Estimate

“Colorado has the greatest percentage of residents with bachelor degrees in the United States”

Year 2000 data from U.S. Census Bureau

Est. Households by Income



“Personal income in Colorado grew at the fastest rate in the nation during 2000”

Year 2000 data from U.S. Census Bureau Economic Analysis



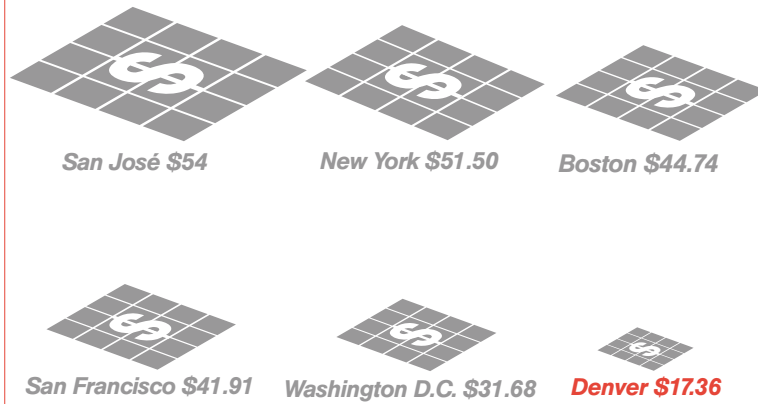
Offices

Denver West Buildings

The 21 existing building portfolios contain approximately 1.5 million sq. ft. of net rentable area. With one of the highest occupancy rates in the metro area, Denver West has achieved three significant goals.

- It has demonstrated its ability to compete for tenants from a locational perspective. The strategic location of the Park is a proven asset.
- It has created and become a destination submarket within the metropolitan marketplace.
- Its occupancy and tenant retention success reflect Denver West's ability to maintain tenant satisfaction.

The Denver West development is in strict accordance with a carefully conceived master plan. More than 125 businesses now occupy 21 buildings in the office park. Denver West has planned its complex to serve a variety of clients, from one-person offices to corporate headquarters. In summary, Denver West Office Park is unique to the metropolitan market. It is without equal on the west side, and is capable of competing with the Central Business District and Southeast Denver.



“Denver commercial space cost per sq. ft. is among the most cost-efficient in the nation”

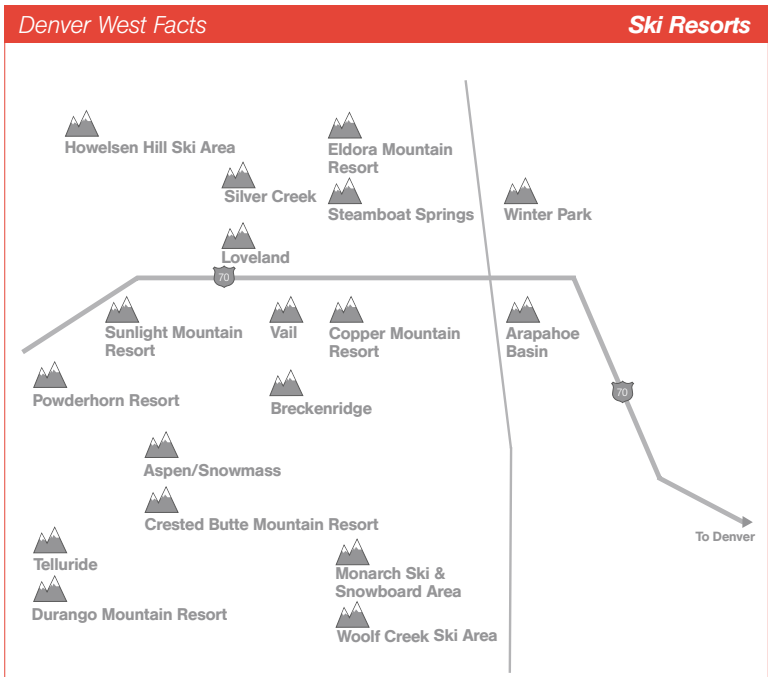
Insignia/ESG mid-year 2001 report for the U.S.



Building List

Building (see location map on next page)	Address	Floors	Total RSF
1	13949 West Colfax Avenue	2	41,599
2	1527 Cole Boulevard	3	66,685
3	1526 Cole Boulevard	3	69,095
4	1536 Cole Boulevard	3	69,405
5	1546 Cole Boulevard	2	20,322
6	1658 Cole Boulevard	3	40,124
7	1626 Cole Boulevard	4	60,560
15	1597 Cole Boulevard	4	74,756
16	1607 Cole Boulevard	3	77,056
17	1617 Cole Boulevard	3	77,031
18	1627 Cole Boulevard	4	81,760

Building	Address	Floors	Total RSF
19	1667 Cole Boulevard	4	83,143
21	1746 Cole Boulevard	3	69,135
22	1726 Cole Boulevard	4	71,537
26	1819 Denver West DriveWay	5	98,613
51	14142 Denver West Parkway	3	70,907
52	14062 Denver West Parkway	3	75,579
53	13952 Denver West Parkway	4	66,390
54	13922 Denver West Parkway	3	62,729
55	13772 Denver West Parkway	2	38,057
64	14023 Denver West Parkway	3	127,297



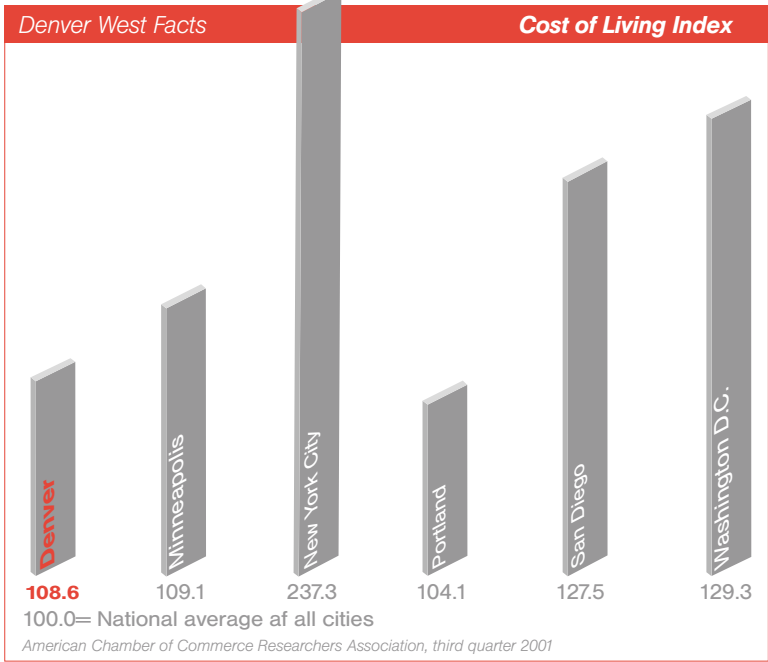
Location

- Offices**
- 1 13949 West Colfax Avenue
 - 2 1527 Cole Boulevard
 - 3 1526 Cole Boulevard
 - 4 1536 Cole Boulevard
 - 5 1646 Cole Boulevard
 - 6 1658 Cole Boulevard
 - 7 1626 Cole Boulevard
 - 15 1597 Cole Boulevard
 - 16 1607 Cole Boulevard
 - 17 1617 Cole Boulevard
 - 18 1627 Cole Boulevard
 - 19 1667 Cole Boulevard
 - 21 1646 Cole Boulevard
 - 22 1626 Cole Boulevard
 - 26 1819 Denver West Drive
 - 51 14142 Denver West Parkway
 - 52 14062 Denver West Parkway
 - 53 13952 Denver West Parkway
 - 54 13922 Denver West Parkway
 - 55 13772 Denver West Parkway
 - 64 14023 Denver West Parkway

- Denver West Village**
- A UA Theatres
 - B Tokyo Joe's; Qdoba; Jamba Juice
 - C Cold Stone Creamery; Vista Optical
 - D Gentry Gallery; Fresh Flower Market
 - E Barnes & Noble
 - F Alfalfa's
 - G Just for Feet
 - H Old Navy
 - I Christy Sports
 - J OfficeMax (Copy Max)
 - K Bed, Bath & Beyond
 - L Soundtrack
 - M Outback Steakhouse
 - N Yanni's Sports Grill
 - O Healthy Habits
 - P Macaroni Grill
 - Q On the Border
 - R Mimi's Cafe
 - S Wendy's
 - T Hops Grill and Bar
 - U Einstein Bagels; Le Peep Restaurant; Breaking the Mold; Rose Cleaners; Quizno's; Fantastic Sam's; Keybank; Rascal Toys; Enstrom Candies

- Hotels**
- Denver West Marriott
 - Hotel and Convention Center
 - 307 rooms
 - 2 restaurants
 - 6,143 sq. ft. Grand Ballroom accommodating up to 982 people
 - Highest guest satisfaction score for all Marriotts, nationwide
 - Remodeled in 1996
 - Holiday Inn
 - Located on Colfax Avenue with access to major highways
 - 300 rooms
 - Remodeled in 1996

- Services**
- Denver International Airport
 - Jefferson County Airport
 - University of Colorado
 - Colorado School of Mines
 - Red Rocks Community College



Denver's Recreation

- The Cultural Connection Trolley
- Byers-Evans House/Denver History Museum
- Denver Botanic Gardens
- Elitch Gardens Amusement Park
- Colorado History Museum
- Denver Firefighters Museum
- Denver Art Museum
- Forney Transportation Museum
- Union Station
- Colorado State Capitol
- Coors Field
- The United States Mint
- Currigan Exhibition Hall
- Children's Museum of Denver
- Denver Zoo
- Denver Performing Arts Complex
- Molly Brown House
- Denver Museum of Miniatures, Dolls & Toys
- Gates Planetarium
- Colorado Convention Center
- Four Mile Historic Park
- Black American West Museum & Heritage Ctr.
- Sports Teams in Denver
- The Rocky Mountain News On-line
- Colorado - Ski Country USA
- Platte Valley Trolley
- Cathedral of the Immaculate Conception
- IMAX Theater
- Denver Museum of Natural History
- LoDo (Lower Downtown)
- Denver Metro Convention & Visitors Bureau
- Greek Town
- Five Points Cultural & Business District



Recreation

Recreation

The Denver West community is a people-oriented development designed to create a balance between business and leisure time. Surrounding the 1.5 million sq. ft. of first-class office space are miles of landscaped pedestrian walkways, highlighted by lakes, waterfalls, fountains and numerous picnic areas.

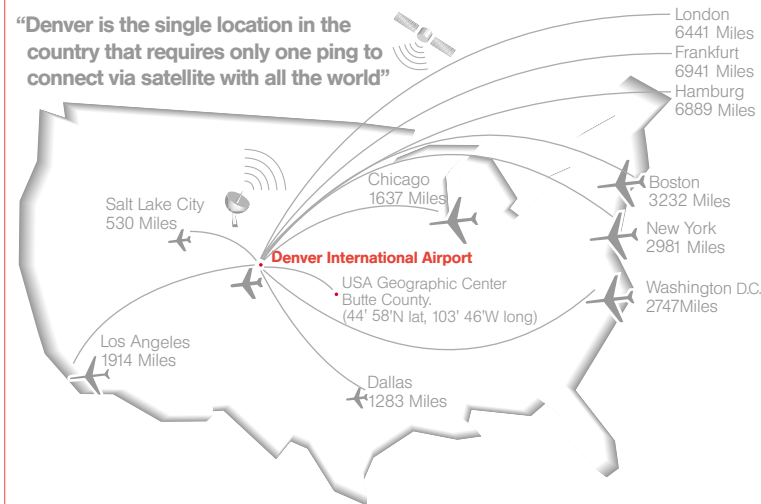
Denver West is located in Jefferson County which, in concert with the Colorado lifestyle, pursues an active open space program. Unique in park and recreational services, the Open Space Program is funded through a state-wide sales tax and enriches the lives of thousands of Jefferson County residents and visitors each year. More than 20,000 acres of land, water and recreational facilities have been acquired for the public to use and enjoy.

Two Jefferson County parks, complete with tennis courts, soccer and softball fields, are adjacent to Denver West.

Denver West Fitness Club

Denver West Fitness Club, centrally located among the commercial office buildings, is a 7,500 sq. ft. health center. Its attractive locker rooms provide individual oak lockers, showers and steam areas. These complement a fully equipped training room, state of the art aerobic studio, Universal weight machines, Schwinn Airdyne bicycles, Ergometer rowing machines, StairMaster, treadmill and massage therapy. A highly qualified director and staff are always available for personal consultation. Membership is flexible at competitive rates, and Park tenants qualify for reduced rates.

“Denver is the single location in the country that requires only one ping to connect via satellite with all the world”



“Denver International Airport is one of the five best airport in the nation”
The Wall Street Journal



Location

- At I-70 and Denver West Blvd. via exit 263
- Intersection of US 6, Interstate 70, West Colfax Avenue, C-93 and C-470
- 1.5 million people can reach Denver West Office Park in 30 minutes

Direct access to:

- Downtown Denver
- Denver Tech Center
- Aspen
- Vail
- Copper Mountain
- Denver International Airport
- Jefferson County Airport
- University of Denver
- University of Colorado
- Colorado School of Mines
- Red Rocks Community College
- Mountains with recreation and ski areas
- Breckenridge
- Winter Park
- Keystone

Park features

- Impeccable landscaping with lakes, wildlife, waterfalls, and picnic benches
- Marriott Hotel
- Medical and dental services
- Health club with sauna, lockers, aerobics, weights, bicycles, rowing machines, treadmill, StairMaster and massage therapist



Office space features

- Four-pipe HVAC heating/cooling
- 9' ceilings
- Full height, solid-core, oak doors
- Free parking

Denver West Village

- 315,000 sq. ft. shopping center

Management

- Entire development under single ownership with on-site management
- Leasing and development

Transportation

- RTD service throughout park
- Airport shuttle

Housing

- The Jefferson County community offers a wide range of neighborhoods and prices for staff as well as management employees.
- An exclusive apartment community, The Park at Denver West is now available. The first phase consists of 320 low-rise luxury rental apartments.

Future Plans

- Colorado Mills is under construction with approximately 1.2 million sq. ft. of additional retail space. Scheduled completion is Fall 2002.
- The second phase (251 units) of the luxury apartment home development, Montrachet at Denver West, is under construction and scheduled for completion in 2002.
- A light rail system has been approved, paralleling Rt. 6, connecting to downtown and the Tech Center, terminating at Denver West.

Features



Your Office

Among the 21 buildings that make up Denver West, you will find a variety of pre-built layouts and efficient floor plans. If you plan on designing your space to fit your needs, we will assist you with architectural design and space planning to ensure your space is designed as efficiently as possible. Whether your needs require a floor plan to accommodate a high volume of occupancy or an exclusive executive layout consisting mainly of larger offices, Denver West has a solution to meet your needs. Our existing state-of-the-art mechanical and technological infrastructure allows seamless and immediate connectivity. All suites have sweeping views of the Denver West campus, ample and convenient parking and access to area shops, restaurants and services.

Denver West Office Park
1546 Cole Boulevard
Suite 20
Lakewood, Colorado 80401

City of Lakewood
Served by I-70, Colfax Avenue (US 40),
6th Avenue (US 6), C-470 and Highway 93,
Exit 263 off I-70