

Denver West Lakewood, Colorado

- *Tax-Efficient Recapitalization*
- *Impeccable landscaping with lakes, wildlife, waterfalls, and trails*
- *Acquired in 2001*

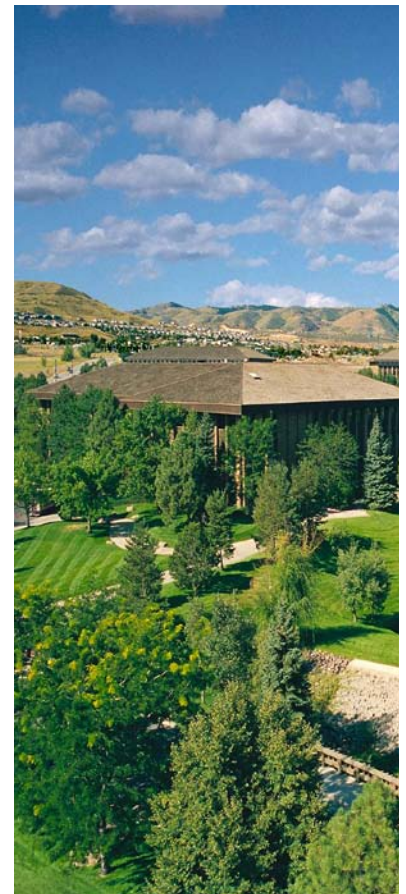
Denver West Office Park is a people-oriented office park that was designed to enhance a company's ability to function in a park environment while remaining part of the urban focus.

Surrounding the 1.45 million square foot of premier office space are miles of pedestrian walkways, highlighted by lakes, waterfalls, sculptures and fountains. Located at the convergence of I-70, 6th Avenue, C-470, and Highway 40, the park has unparalleled access to executive housing, recreational amenities, lodging and retail opportunities.

Denver West serves a variety of clients, from one-person offices to corporate headquarters, which makes it very unique to the metropolitan market. It is the only property of its kind on the west side of Denver and is a viable alternative to the CBD and Southeast Denver because of its efficient buildings and beautiful setting.

Denver West has one of the highest occupancy rates in the metro area, which reflects its ability to satisfy tenants through its on-site management and exemplary maintenance and service.

Denver West was acquired through a tax-efficient recapitalization constructed by the CEO of Connexion Asset Group. A joint venture partnership was formed with the existing owners of the property, and the structured transaction enabled them to monetize some of the property's real worth as well as participate in the long-term upside of the property's performance. The inherent value created by the transaction structure allowed our investors to acquire their interest in the property on a preferential basis at a favorable price, thus enhancing the asset's ability to generate positive returns.



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