



Iliff Business Park





# ILIFF BUSINESS PARK

DENVER, COLORADO  
BEAUMONT PROPERTIES, INC.

0 10 25 50 100 200  
NORTH SCALE

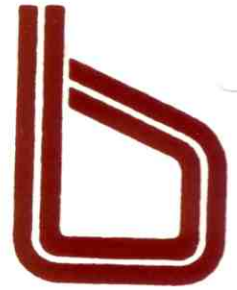
Iliff Business Park  
Beaumont Properties, Inc.  
10000 East Iliff Avenue, Suite 100  
Denver, Colorado 80231

# *Iliff Business Park*

---

---

---



East Iliff Avenue and South Trenton Way

## **OFFICE SHOWROOM/R & D/WAREHOUSE FOR LEASE**

---

### **FEATURES**

- Planned Business Park
- Professionally Landscaped
- Managed by Beaumont Properties Inc.
- Ample Parking
- Central Southeast Location
- Fully Signalized Park Entrance
- Within Minutes of:
  - Restaurants
  - Shopping
  - Fitness Clubs
  - Health Care Facilities

### **SPECIFICATIONS**

---

- Attractive Building Exterior
- Fully Insulated Roof, Walls & Glass
- 12' Clear Ceiling
- Individual Rooftop Heating and Air Conditioning Systems
- Bay Sizes from 2,000 sq. ft. to Build-a-Suit
- 100% Usable Space

Developed by:

**BEAUMONT PROPERTIES, INC.**  
8811 E. HAMPDEN, SUITE 200  
DENVER, CO 80231  
(303) 696-8806



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Dear \_\_\_\_\_:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Beaumont Properties is a twenty-eight year old, Denver based developer of industrial, warehouse, office and retail projects in Denver, Tampa, Washington, D.C., and Baltimore with continued expansion slated for other market as well.

If you refer to the enclosed copy of the "Colorado Business Magazine" article dated September, 1987 entitled "100", you will note that we are the 51st largest Denver based, privately held company. We have the ability to perform, and hope to have the opportunity to work with you as the "developer of choice" regarding Denver site selection for \_\_\_\_\_.

At any rate, let me take a moment to describe the 63 acre mixed use site that I immediately had in mind for you. It is in un-incorporated Arapahoe County at Iliff Avenue and South Trenton Way just two miles east of Interstate 25 (major north/south highway). In addition to our raw land inventory of parcels from 1.9 to 9 acres that we would like you to consider for \_\_\_\_\_,

\_\_\_\_\_, this project incorporates residential, retail and commercial elements and I will elaborate on each element.

Iliff Business Park is the metropolitan's ninth largest industrial park (see the enclosed "Denver Business Journal's" list) providing an upscale architectural theme that lends itself well to a positive client impression and recognition. This prime location provides excellent access to downtown Denver, Interstate 25 and 225, the Denver Technological Center, the University of Denver, Inverness Business Park and Aurora. Please refer to the enclosed drive-time study map.

Iliff Business Park's tenant mix of national, regional and local tenants includes the Xerox Service Center, CCH Computax, a taxation processing firm, Telemation, a video production company, Pasar, an R&D engineering firm, Random Access, a data communications firm, Professional Medical Supply, Genesee Press, Colorado Land Consultants and many more. Additionally, the center is serviced by four major RTD bus routes on Evans, Monaco, Yale and Parker Road offering your employees a cost effective alternate form of transportation. - See enclosed RTD schedules.

Directly across the street from the Iliff Business Park is our new Car Care Center offering a full spectrum of automobile repair services for your convenience. The Car Care Center is within walking distance to further reduce employee downtime. See enclosure.

Our Central Park Office/Warehouse project on the north side of Iliff, directly across the street from Iliff Business Park, is a new "leading edge" concept designed for the evolving, smaller tenant who has previously had much difficulty finding a small enough location in an integrated commercial environment. We have bays from 600 to 1,400 square feet and will offer a lease term as low as six (6) months at very competitive rates given the quality of the project.

We also have a residential, high density, upscale apartment complex totalling 408 units and several upscale residential townhomes and detached single family home projects in the trade-zone as well.

Lastly, we have our Central Park Retail Center, a 142,000 square foot strip center anchored by Albertsons Supermarket and Osco Drugs. Other tenants include Sears Paint and Hardware, Checker Auto Parts, El Pollo Asado, TCBY, Pak Mail, Video Exchange and many more. The daily traffic count at Quebec and Iliff Streets is 33,000 cars per day. The three mile population count is estimated at 123,380 for 1987.

\_\_\_\_\_, there are many other benefits associated with this site that are too numerous to address in this initial letter.

I will be in touch with you soon to arrange for a \_\_\_\_\_.

Sincerely yours,

BEAUMONT PROPERTIES, INC.

Kyle Cascioli  
Commercial Leasing Agent

KC/kh

Enclosure



-A-

Please allow me a moment to introduce myself as a Commercial Leasing Agent with Beaumont Properties.

-B-

Beaumont Properties is a twenty-eight year old, Denver based developer of industrial, warehouse, office and retail projects in Denver, Tampa, Washington, D.C., and Baltimore with continued expansion slated for other markets, as well.

-C-

Illiff Business Park is the metropolitan area's ninth largest industrial park (see the enclosed Denver Business Journal's list) providing an upscale architectural theme that lends itself well to a positive client impression and recognition. Located just two miles east of Interstate 25 on Evans/Illiff Avenue, this prime location provides excellent access to downtown Denver, Interstate 225, the Denver Technological Center, the University of Denver, Inverness Business Park and Aurora. Please refer to the enclosed drive-time study map.

Illiff Business Park's tenant mix includes national, regional and local tenants including the Xerox Service Center, OCH Computax, a taxation processing firm, Telemation, a video production company, Pasar, an R&D engineering firm, Random Access, a data communications firm, Professional Medical Supply, Genesse Press, Colorado Land Consultants and many more. Additionally, the center is serviced by four major RTD bus routes on Evans, Monaco, Yale and Parker Road offering your labor pool a cost effective alternate form of transportation.

-D-

If you refer to the enclosed list of area restaurants, you will find our \_\_\_\_\_ sit-down and fast food establishments for you and your employees to choose from in all price ranges within a two mile radius or five minute drive of Illiff Business Park.

-E-

There are also five health clubs located with a three mile radius of the Illiff Business Park as outlined in the enclosed literature.

-F-

Directly across the street from the Illiff Business Park is our new Car Care Center, offering a full spectrum of automobile repair services for your convenience. The Car Care Center is within walking distance to further reduce employee downtime. See enclosure.

# ILIFF BUSINESS PARK

(Drive Time Study Map)

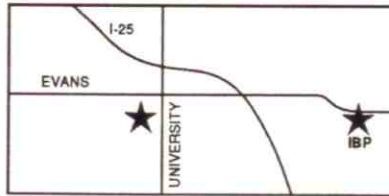
## 1) DOWN TOWN

(18th & California)  
12.6 miles, 20 minutes



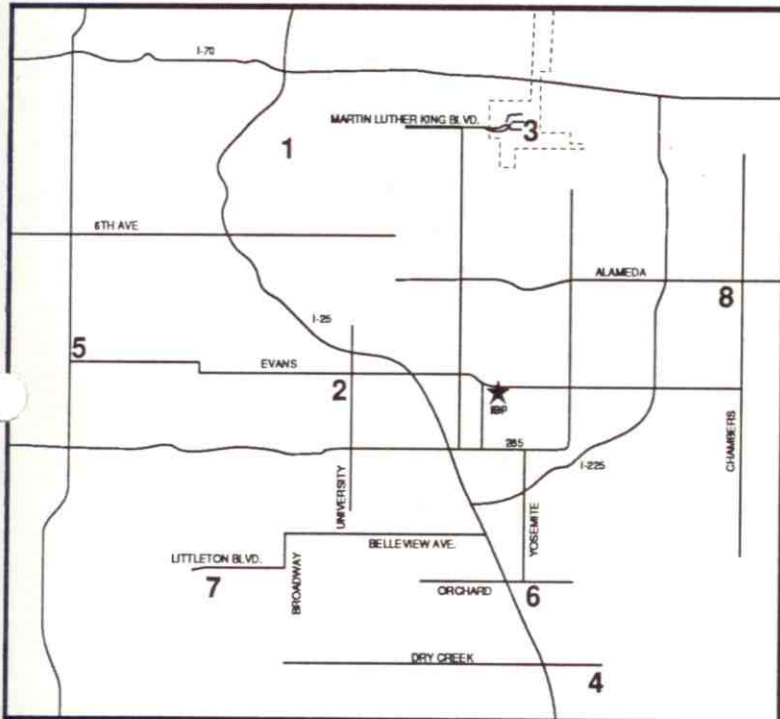
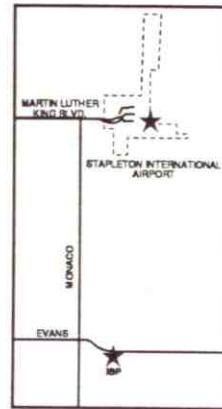
## 2) DENVER UNIVERSITY

(University & Evans)  
3.3 miles, 8 minutes



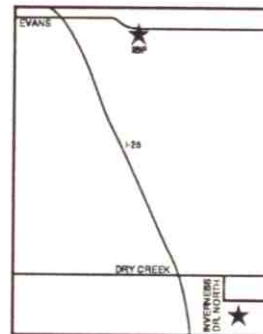
## 3) STAPLETON AIRPORT

(to terminal passenger pickup)  
7.8 miles, 16 minutes



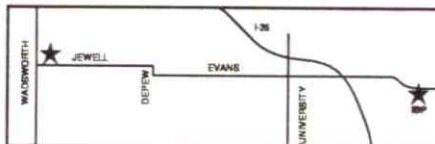
## 4) INVERNESS BUSINESS PARK

(Dry Creek Inverness Drive North)  
10 miles, 15 minutes



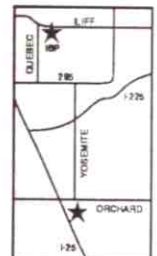
## 5) WADSWORTH

(Wadsworth & Jewell)  
10 miles, 22 minutes



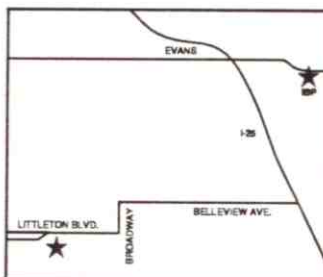
## 6) DENVER TECHNOLOGICAL CENTER

(DTC Blvd. at Orchard)  
5 miles, 10 minutes



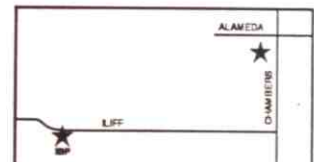
## 7) DOWN TOWN LITTLETON

(Main St. & Prince)  
10.8 miles, 18 minutes



## 8) AURORA MUNICIPAL DISTRICT

(Chambers & Alameda)  
7 miles, 12 minutes



IBP to I-25: 2 miles, 5 minutes

IBP to I-225: 3.3 miles, 8 minutes

IBP to I-70 (via I-225): 11.5 miles, 17 minutes

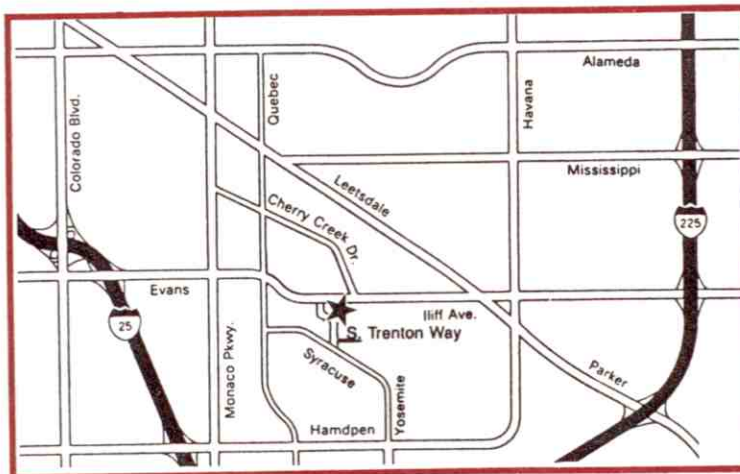


## **ILIFF BUSINESS PARK "PAD SITE"**

Located on the southeast corner of Iliff Avenue and South Trenton Way in Arapahoe County.



- Daily Traffic Count of 28,389 cars per day.<sup>1</sup>
- 132,513 Population Base at 3 Mile Radius.<sup>2</sup>
- Zoned Mixed Use including General Office, Restaurant, Retail, Day Care Center and Automotive.
- 1.9 Acres or Approximately 83,112 Sq.Ft.
- Will Sell or Lease.
- Will Subdivide.

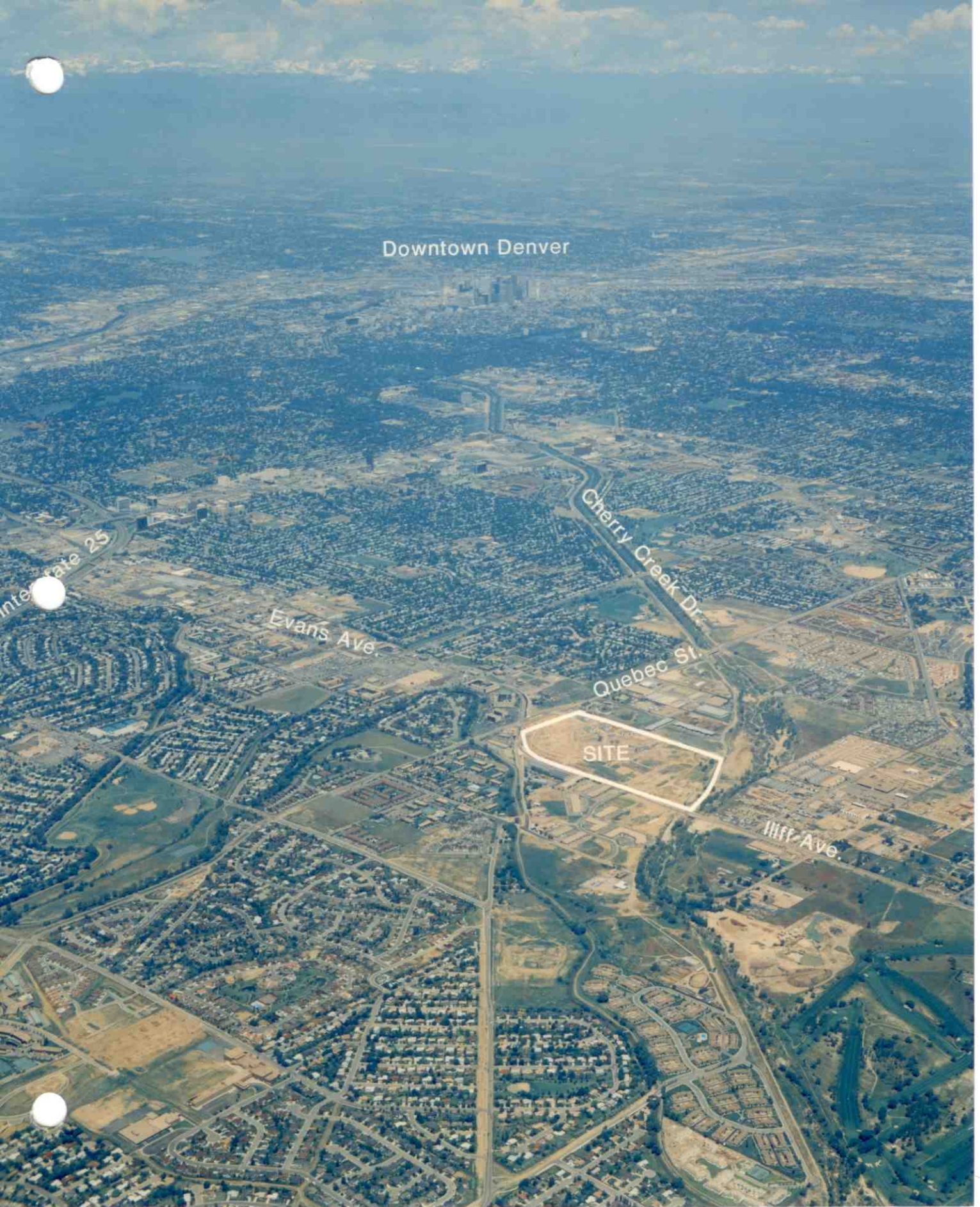


<sup>1</sup> Arapahoe County Engineering Department, Dated April 7, 1988.

<sup>2</sup> National Data Systems Fact Report, Dated January 7, 1988.

**CALL KYLE CASCIOLI or CHRISTOPHER KING**





Downtown Denver

Interstate 25

Evans Ave.

Cherry Creek Dr.

Quebec St.

SITE

Iliff Ave.