



Welcome to the Denver metroplex's most exciting "redevelopment" project; bringing the former Lakeside Mall "back to the future" as a thriving office center complex.

**THERE'S MORE TO THE LAKESIDE CENTER THAN MEETS THE EYE!**

*This Landmark site offers some of the northwest metropolitan region's most spectacular mountain and lake views, and the center's trade area provides tenants with an abundance of recreational amenities. With easy access to nearby golf courses, city parks, a community college and*



*university, as well as downtown sporting arenas and entertainment facilities; Lakeside Center offers unmatched convenience and diversity in a beautiful and professional setting.*

*Located in the West Metro Denver area, this project is situated just off Interstate 70 at Harlan Street. This location offers excellent accessibility to the greater Denver area freeway system.*

**INNOVATION AND FLEXIBILITY...**

*In addition to amenities typically found in some of the metropolitan area's finer business parks at considerable rental*



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premiums, our flexibly configured floor plans, professional image, and convenient adjacent retail facilities, all serve to enhance employee productivity and morale. This innovative redevelopment project is owned and operated locally by Sevo Miller, Inc., a full service real estate firm. Project financing is provided by the General Electric Capital Corporation.

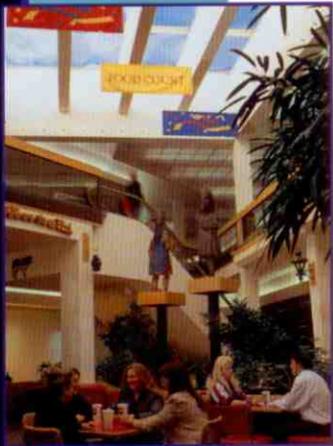
**BE A PART OF THE FUTURE AT LAKESIDE CENTER!**

Lakeside Center's unique setting adds to the professional image and identity that quality employers require of their corporate facilities.

As one of the Denver area's most innovative redevelopment projects, Lakeside Center's many project benefits include:

- ◆ Large Contiguous Floor Plans
- ◆ Dual Looped Fiber Optic Capability
- ◆ On-Site Property Management
- ◆ Accelerated Construction Build-Out Timetable
- ◆ On-Site Food Court
- ◆ On-Site RTD Service
- ◆ On-Site Banking Services
- ◆ Convenient Adjacent Retail

With as much as 150,000 square feet of contiguous office space available, the Lakeside Center offers potential tenants one of the metropolitan area's most comprehensive business expansion and relocation alternatives.





*LAKESIDE CENTER - LOCATED  
IN ONE OF THE NATION'S MOST  
ATTRACTIVE MARKETS...*

*Some of the local market forces  
that are driving the success of the  
Lakeside Center include:*

- ◆ *The availability of a competitive labor force in the Lakeside Center's trade area*
- ◆ *Denver's continued economic growth and status as a global economic center*
- ◆ *The site's unique Tri-County location to Adams, Denver and Jefferson Counties*
- ◆ *Jefferson County's progressive approach to economic growth*
- ◆ *Denver International Airport's impact on the business community and its easy access from the Lakeside Center*
- ◆ *The positive impact of telecommunication technology on service sector economic growth within the Denver Metro Area.*



*The Lakeside Center is designed  
to meet the Denver market's  
demand for medium  
to large contiguous blocks of  
office space.*



ELEVATION

*WHAT MAKES THE LAKESIDE CENTER MORE THAN JUST ANOTHER REDEVELOPMENT PROJECT?*

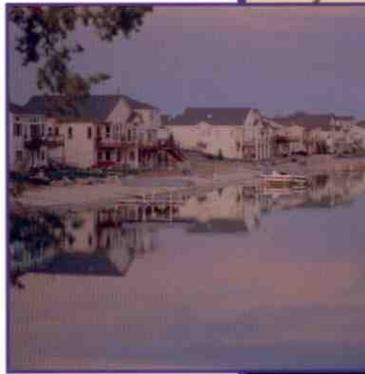
*The Lakeside Center's design accommodates complementary operations under one roof.*

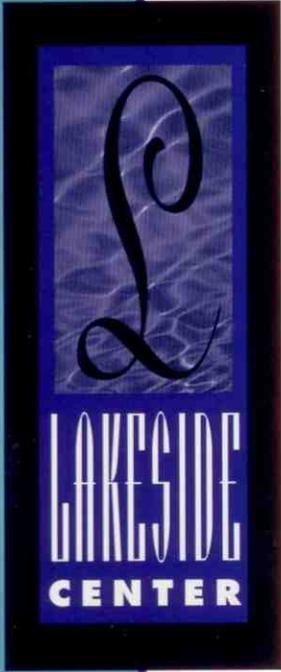
*Whether it's a quick meal, banking or other service needs; these convenient retail services enhance employee productivity.*

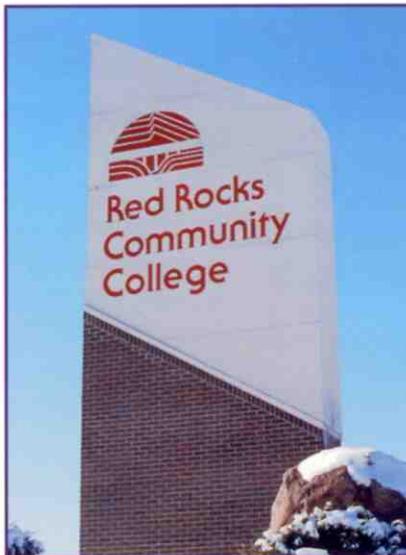
*Frontier ConferTech Inc., a wholly owned subsidiary of a Fortune 1000 company, is an excellent example of the Lakeside Center's quality, user-friendly, open floor plans.*

*The facility's large perimeter windows provide natural light while embracing mountain and lake views. Our tenant's workstation space efficiency is maximized by the center's large contiguous floorplates.*

*Furthermore, the upscale tenant finish, takes the "back" out of the traditional "back office" image.*







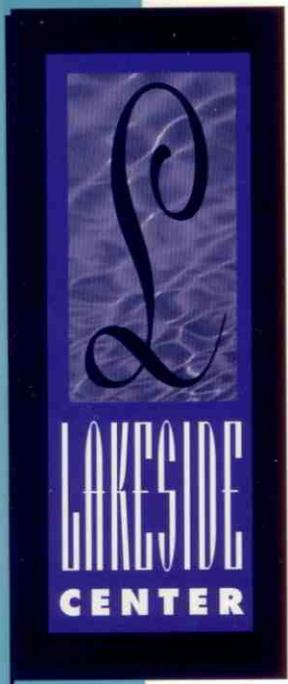
*Red Rocks Community College and Regis University, both located within Lakeside Center's trade zone, offer excellent resources for outside hiring and training.*

*In addition to our on-site food court, there are over a dozen quality restaurants within two miles of the Lakeside Center. Nearby Lowell Ponds State Wildlife Area offers pristine country settings with new upscale communities just minutes away.*



*These are just some of the many reasons why this exciting redevelopment project is more than meets the eye.*

**COME BACK TO  
THE FUTURE AT THE  
LAKESIDE CENTER!**



*Marketing Consulting by Barrett Associates, Inc.*

# JEFFERSON COUNTY, COLORADO

"Denver was named second in *FORTUNE MAGAZINE's* 1996 Best Cities for Business"

"The editors of *Expansion Magazine* gave Colorado an (A) ranking for economic performance, business vitality and development capacity in their 1996 Development Report Card."

## LAKESIDE CENTER



### CLIMATE

Average Days of Sunshine	255 days annually 70% sunshine
Hottest Month	July~average temperature 73°
Coldest Month	January~average temperature 30°
Annual Precipitation	15.51 inches (average)
Annual Snowfall	59.5 inches (average)
Average Humidity	40 percent

### POPULATION

JEFFERSON COUNTY	498,300
Arvada*	93,266
Broomfield*	1,613
Golden	14,609
Lakewood	136,985
Westminster*	41,431
Wheat Ridge	29,989
Unincorporated Jefferson County	174,236
DENVER/MSA	2,129,325
COLORADO	3,746,585

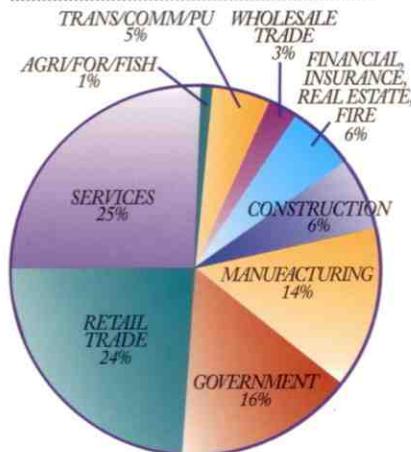
\*Municipality is located in multiple counties.  
Number reflects population in Jefferson County only.  
SOURCE: Denver Regional Council of Governments;  
POPULATION AND HOUSEHOLD ESTIMATES, January 1997

### LABOR FORCE

	Jefferson County	Denver MSA	Colorado
Total Labor Force	290,964	1,054,691	2,101,867
Employed	281,000	1,014,396	2,013,056
Unemployed	9,964	40,495	88,810
Unemployment Rate	3.4%	3.8%	4.2%

SOURCE: Colorado Department of Labor and Employment, December 1996

### INDUSTRY BREAKDOWN



### MEDIAN HOUSEHOLD EFFECTIVE BUYING INCOME

Jefferson County	Denver MSA	Colorado	U.S. Average
\$41,469	\$26,350	\$31,797	\$32,238

SOURCE: Sales & Marketing Management, 1996 Survey of Buying Power, September 1996

### TELECOMMUNICATIONS

Metro Denver and Jefferson County are home to some of the largest telecommunications companies in the world. Colorado has led the way in deregulation of this industry to deploy the telecommunications infrastructure our business community needs to compete in the global marketplace.

### MAJOR EMPLOYERS

COMPANY	PRODUCT/SERVICE	# of EMPLOYEES
1. Jefferson County R-1 School District	Public Education and Administration	10,989
2. Lockheed Martin Astronautics of Denver	Aerospace & Defense Related Systems	7,171
3. Denver Federal Center	Federal Government Offices	7,000
4. Coors Brewing Company	Malt Beverages	5,000
5. Environmental Technology Site/Rocky Flats	Defense Components	3,600
6. Jefferson County	County Government	2,356
7. ACX Technologies	Ceramics	2,200
8. Lutheran Medical Center	Hospital	2,064
9. COBE Laboratories	Medical Device Manufacturing	2,000
10. KN Energy, Inc.	Natural Gas Transmission	1,610

SOURCE: Human Resource Departments of individual companies.



LAKESIDE  
CENTER

# JEFFERSON COUNTY, COLORADO

"Jefferson County is in the mountain time zone, providing access to all international markets within the same business day."

SEVO  
MILLER

5801 West 44th Avenue  
Denver, Colorado 80212  
303-455-7072  
www.lakeside-center.com

## JEFFCO HOUSING COSTS

Average Single Family Detached Home	\$160,695 - new
Average Rent/2 bedroom, 1 bath	\$584 per month
Number of Homes Sold in 1996	6,522
Volume of Sales in 1996	\$1,048,058,745

SOURCES: Re/Max Alliance Group, Denver Metro Area Vacancy and Rent Survey, 1st Quarter 1996

## HIGHER EDUCATION

### UNIVERSITIES AND COLLEGES IN JEFFERSON COUNTY

Institution	Fall 1996 Enrollment
Colorado School of Mines	3,203
Red Rocks Community College	5,977
Regis College	6,759
TOTAL	15,939

Warren Occupational/Technical Center of Jefferson County and four other technical colleges with over 20,000 students service the area.

SOURCE: Colorado Commission on Higher Education

## LOCAL AND STATE TAXES

### Property Tax-

Mill rates (dollars of tax per \$1,000 of assessed valuation), are determined by individual entities within Jefferson County. The average mill levy is 97.8.

### State Income Tax-

Personal Income Tax	5%
Corporate Income Tax on Net Income	5%
Unemployment Compensation Rate	.029 of first \$10,000

No unitary tax and no inventory tax in Colorado.

Machinery and tools used in manufacturing that are valued at over \$500 are exempt from state sales tax.

SOURCE: Colorado Department of Revenue, January 1997

## TRANSPORTATION

### AIR SERVICE

#### DENVER INTERNATIONAL AIRPORT

This \$4.2 billion facility sits on 53 square miles with five runways, three concourses, 94 gates and 57 commuter positions. DIA is located within 30 minutes of Lakeside Center via I-70.

#### JEFFERSON COUNTY AIRPORT

General Aviation airport located in the northern part of Jefferson County. This airport is within 20 minutes of Lakeside Center with 3 runways (3,600/7,000/9,000 ft.) allowing weights up to 75,000 lbs.

U.S. Customs Office in Terminal Building

SOURCE: Denver International Airport Public Affairs Office, Jeffco Airport

### RAIL SERVICE

Passenger: Amtrak

Freight: Burlington, Northern, Santa Fe and Union Pacific Railroad

### BUS SERVICE

Inter-city: 8 commercial bus companies

Intra-city: RTD-Regional Transportation District

### TRUCK SERVICE

More than 160 motor freight companies provide trucking services.

### HIGHWAY ACCESS

Interstates: I-70, I-76 and close proximity to I-25

## UTILITIES

### ELECTRICITY/GAS

Public Service Company of Colorado  
(303) 294-2864 or (303) 294-2280

### TELEPHONE (LOCAL SERVICE)

US West Communications  
1-800-603-6000 Business or  
1-800-244-1111 Residential

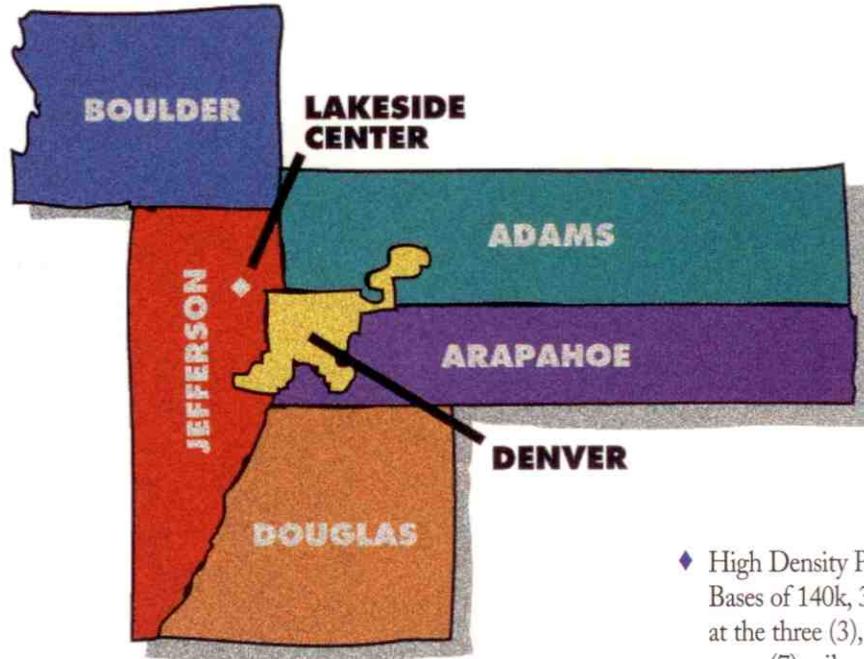
Market opened to competitors in July 1996.

### WATER AND SEWAGE TREATMENT

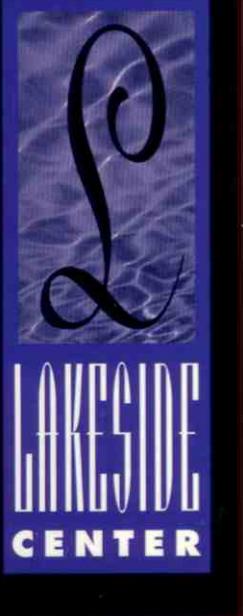
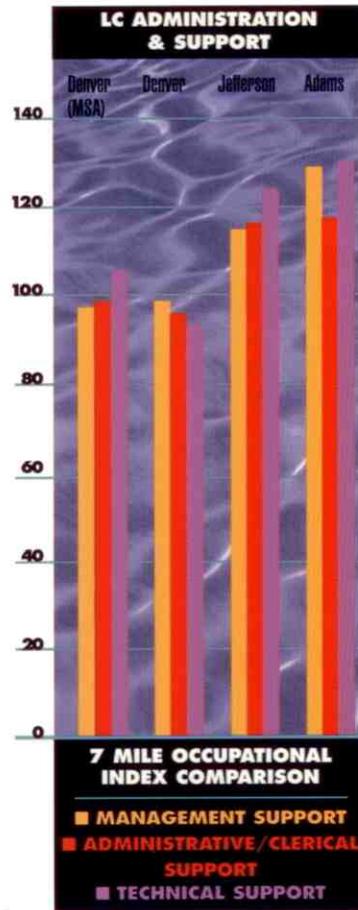
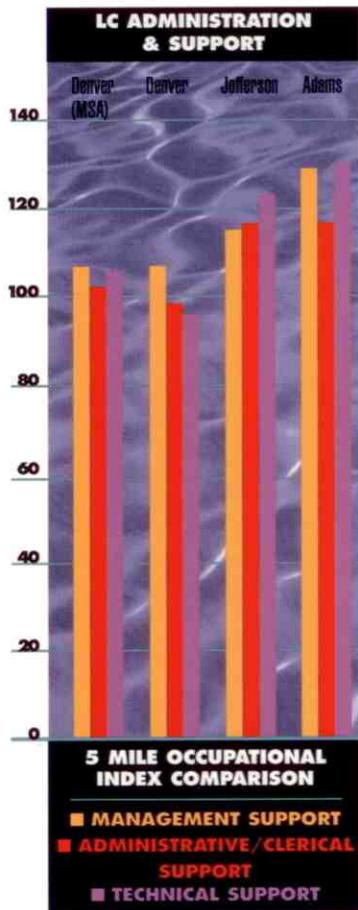
Water and sewage treatment is provided by local water and sanitation districts or municipalities within Jefferson County.

# LAKESIDE CENTER'S COMMERCIAL TRADE AREA

*"The Tri-County and Metro Area's Untapped Labor Market"*



- ◆ High Density Population Bases of 140k, 367k, and 646k at the three (3), five (5), and seven (7) mile radii respectively.
- ◆ Economically available labor pool with modest median income of \$34,823 per household, (seven mile radius). This modest median income reflects an affordable labor base for service-center and back office employers.
- ◆ Greater percentage of "Administration & Support" laborers in Lakeside Center extended trade area (seven mile radius), than in either the Jefferson or Adams county demographic base areas (per National Decision Systems data reports).

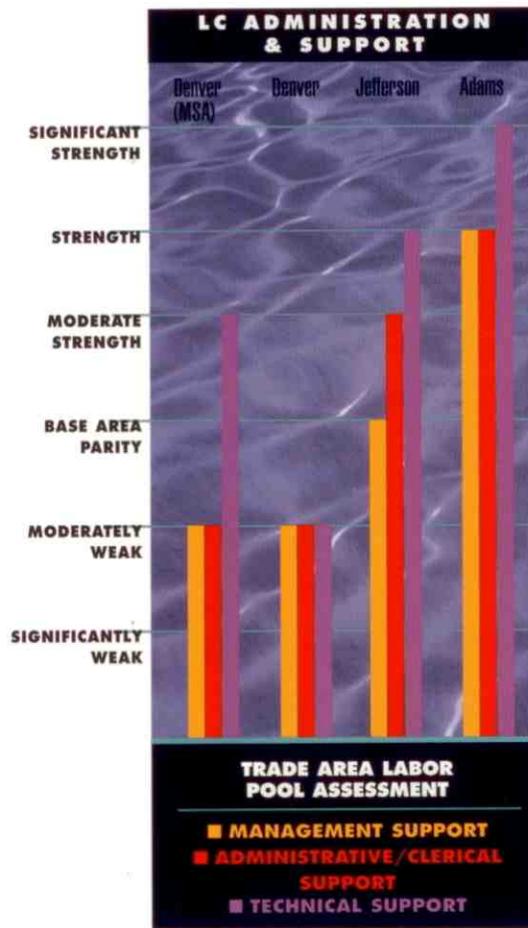


# ADMINISTRATION & SUPPORT CATEGORIES

National Data Systems Standard Occupational Code (SOC) Classifications:

**SEVO  
MILLER**

5801 West 44th Avenue  
Denver, Colorado 80212  
303-455-7072  
www.lakeside-center.com



## MANAGEMENT SUPPORT

- ♦ Accountants & auditors
- ♦ Budget analysts
- ♦ Building inspectors
- ♦ Claims examiners
- ♦ Cost estimators
- ♦ Credit Analysts
- ♦ Employment services
- ♦ Loan officers
- ♦ Management analysts
- ♦ Personnel training
- ♦ Labor relations
- ♦ Purchasing agents
- ♦ Underwriters
- ♦ Retail buyers

## ADMINISTRATIVE & CLERICAL SUPPORT:

- ♦ Adjusters, investigators and collectors
- ♦ Communications equipment operators
- ♦ Computer and peripheral equipment operators
- ♦ Information clerks
- ♦ Mail clerks and messengers
- ♦ Postal clerks and mail carriers
- ♦ Material dispatch & distribution
- ♦ Records processing occupations
- ♦ Library assistance
- ♦ Secretaries & stenographers

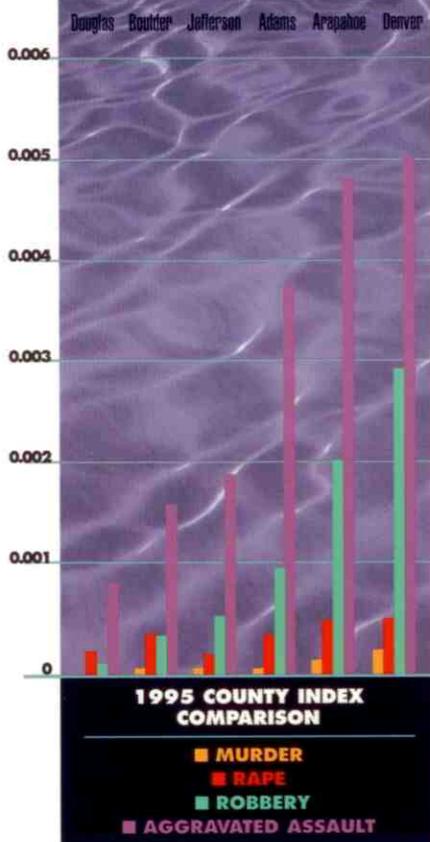
## TECHNICAL SUPPORT:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>♦ Health Technicians &amp; technologists:</li> <li>♦ Cardiology technologists</li> <li>♦ Medical records technicians</li> <li>♦ Clinical lab technologists</li> <li>♦ Dental hygienists</li> <li>♦ EEG technologists</li> <li>♦ EKG technologists</li> <li>♦ Emergency technicians</li> </ul> | <ul style="list-style-type: none"> <li>♦ Licensed practical nurses</li> <li>♦ Medical records technicians</li> <li>♦ Nuclear medicine technologists</li> <li>♦ Opticians</li> <li>♦ Psychiatric technicians</li> <li>♦ Radiological technologists</li> <li>♦ Surgical technologists</li> </ul> |
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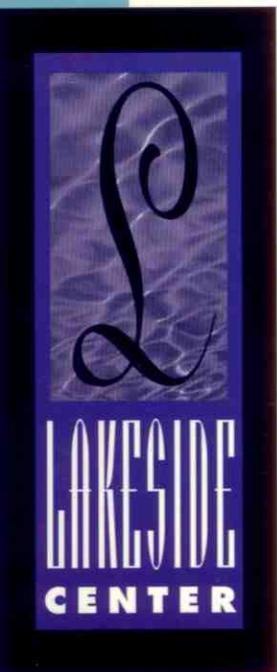
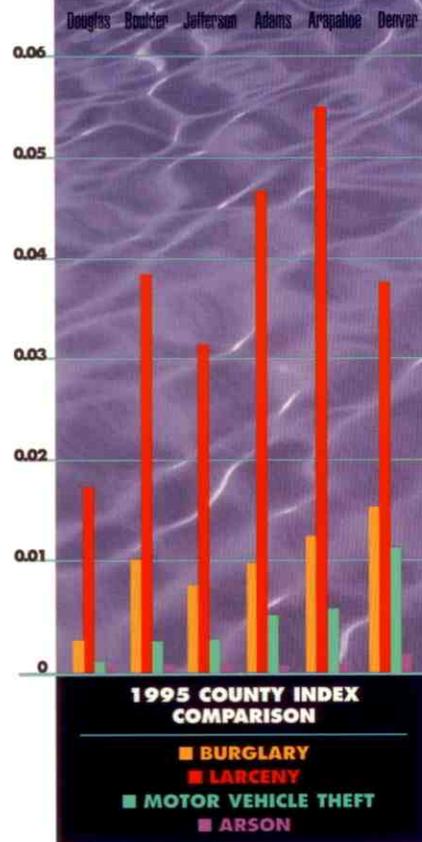
# LAKESIDE CENTER

Area Crime Statistics

## CRIMES AGAINST PEOPLE DENVER MSA-FBI UNIFORM CRIME REPORT

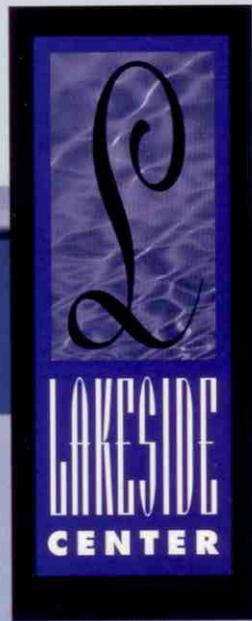


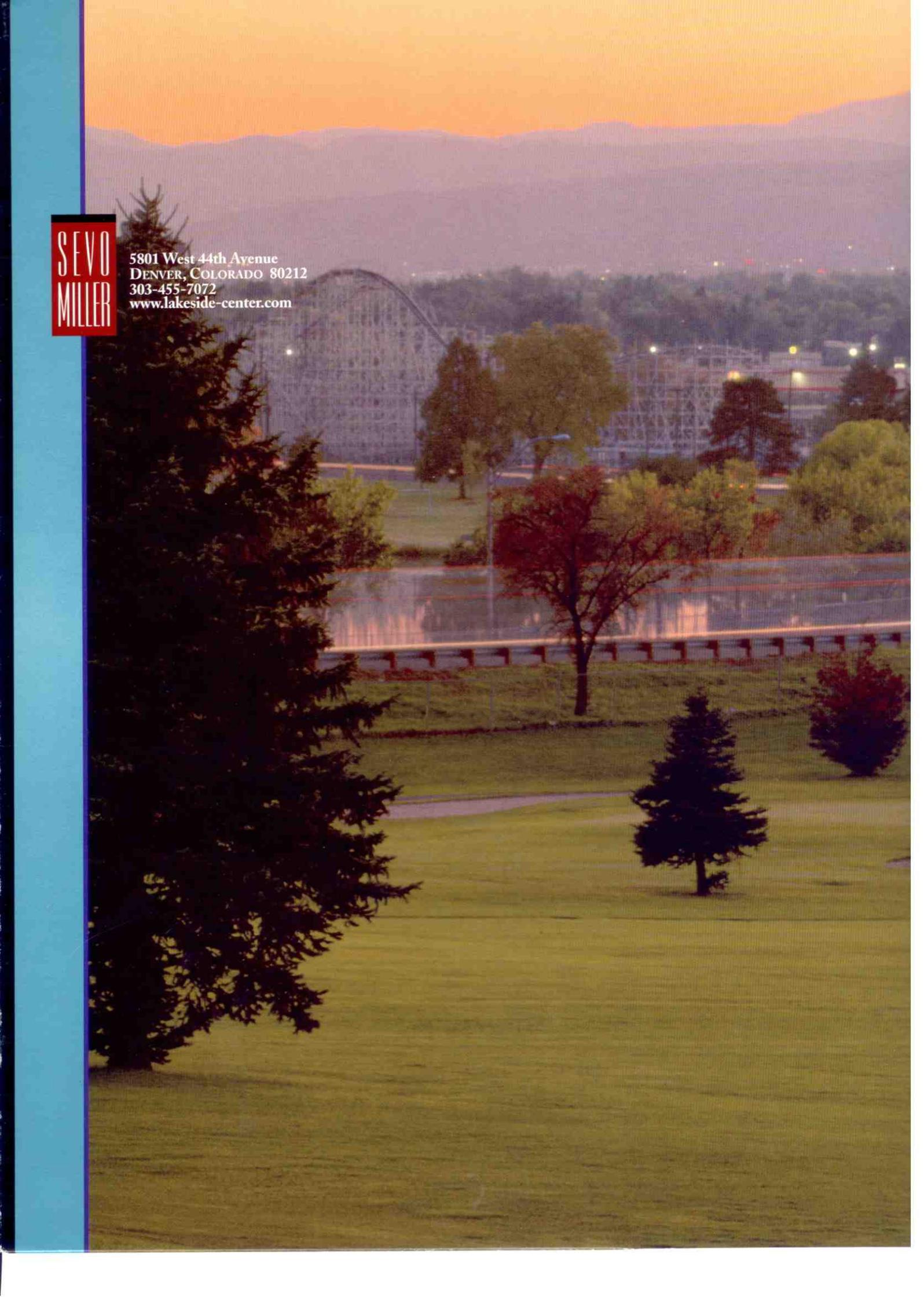
## CRIMES AGAINST PROPERTY DENVER MSA-FBI UNIFORM CRIME REPORT



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