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Equus Acquires a Four-Building Office Portfolio in Denver, Colorado MSA

Equus Capital Partners, Ltd. (“Equus”), one of the nation’s leading private equity real estate fund managers, announced today that an affiliate has acquired a four-building office portfolio totaling 299,614 square-feet located in Aurora and Denver, CO. The acquisition was made on behalf of Equus Investment Partnership XI, L.P. (“Fund XI”), a fully discretionary value-add equity fund managed by Equus. The portfolio was 82% leased at the time of acquisition.

Mark Katz, Peter Merrion and Larry Thiel of HFF, L.P., now a Jones Lang LaSalle (“JLL”) company, represented the seller in the transaction.

Gateway Centre, built between 1998 and 2001, sits on a combined 19.3-acres and has an attractive combined parking ratio of 4.7 spaces per 1,000 square-feet. The three- 4-story buildings are adjacent to each other while Four Gateway Centre is located 1/3 mile away. Gateway Centre offers desirable building features including 9-foot finished ceiling heights (some areas in the single-story building have finished ceiling heights greater

than 9’), efficient rectangular floorplates, tall windows with mountain views and substantial natural light. In addition, more than 20% of the rentable area is Sensitive Compartmented Information Facility (“SCIF”) space, the US Department of Defense terminology for secure space from electronic eavesdropping.

Gateway Centre is located along Interstate 70 at the intersection of Pena Boulevard, in the fast-growing Northeast Denver submarket (“Northeast submarket”), 13 miles northeast of Denver’s Union Station, and 11 miles southwest of Denver International Airport. The campus is part of Gateway Business Park, a 1,200-acre mixed-use development encompassing residential, commercial and industrial uses. The proximity to Denver International Airport, Buckley Air Force Base and industrial distribution networks make this submarket an ideal choice for tenants in the transportation/logistics, government, aerospace, manufacturing, construction and engineering industries. The superior access to Denver’s major thoroughfares provides convenient connectivity, allowing Gateway Centre to draw from a talented labor pool nearby and throughout the entire Denver metro area.

Approximately one mile east of Gateway Centre is the Gateway Park light rail station, providing a direct link to Downtown



Two Gateway Centre, Aurora, CO



Three Gateway Centre, Aurora, CO

Denver and Denver International Airport via the recently completed A and R commuter rail lines. Located five miles from Gateway Centre, Buckley Air Force Base provides air operations, space-based missile warning systems, surveillance, satellite command and various intelligence functions across all branches of the military as well as the NSA.

“The operations based at Buckley are a critical demand driver for many tenants at Gateway Centre and create a synergistic tenant ecosystem as many of these companies conducting business with the Air Force value proximity to each other. There is a lack of competitive modern building stock in the area that compares to the superior building features and location of Gateway Centre, which only increases its profile and desirability,” commented Brant Glomb, Vice President of Equus who led acquisition efforts along with Evan Danner, Vice President of Asset Management, and Adam Seyfarth, Associate in Equus’ Chicago office, oversaw the transaction for the firm. “Gateway Centre is our third Denver MSA acquisition within the last fourteen months as we continue to focus on high growth markets around the country with significant population and employment growth. These markets continue to experience exceptional leasing velocity.” Equus has selected Nathan Bradley, Ryan Stout and Zachary Williams of Cushman & Wakefield to be the leasing agents for the properties.

About Equus Capital Partners, Ltd.

Equus Capital Partners is one of the nation’s leading private equity real estate fund managers. Equus’ diversified portfolio consists of office, multi-family, industrial, and retail properties located throughout the United States. The firm is headquartered in the Philadelphia area with regional offices in Chicago, Los Angeles, Washington D.C., Atlanta, and Raleigh-Durham. For additional information, please visit the company’s website at www.equuspartners.com.

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