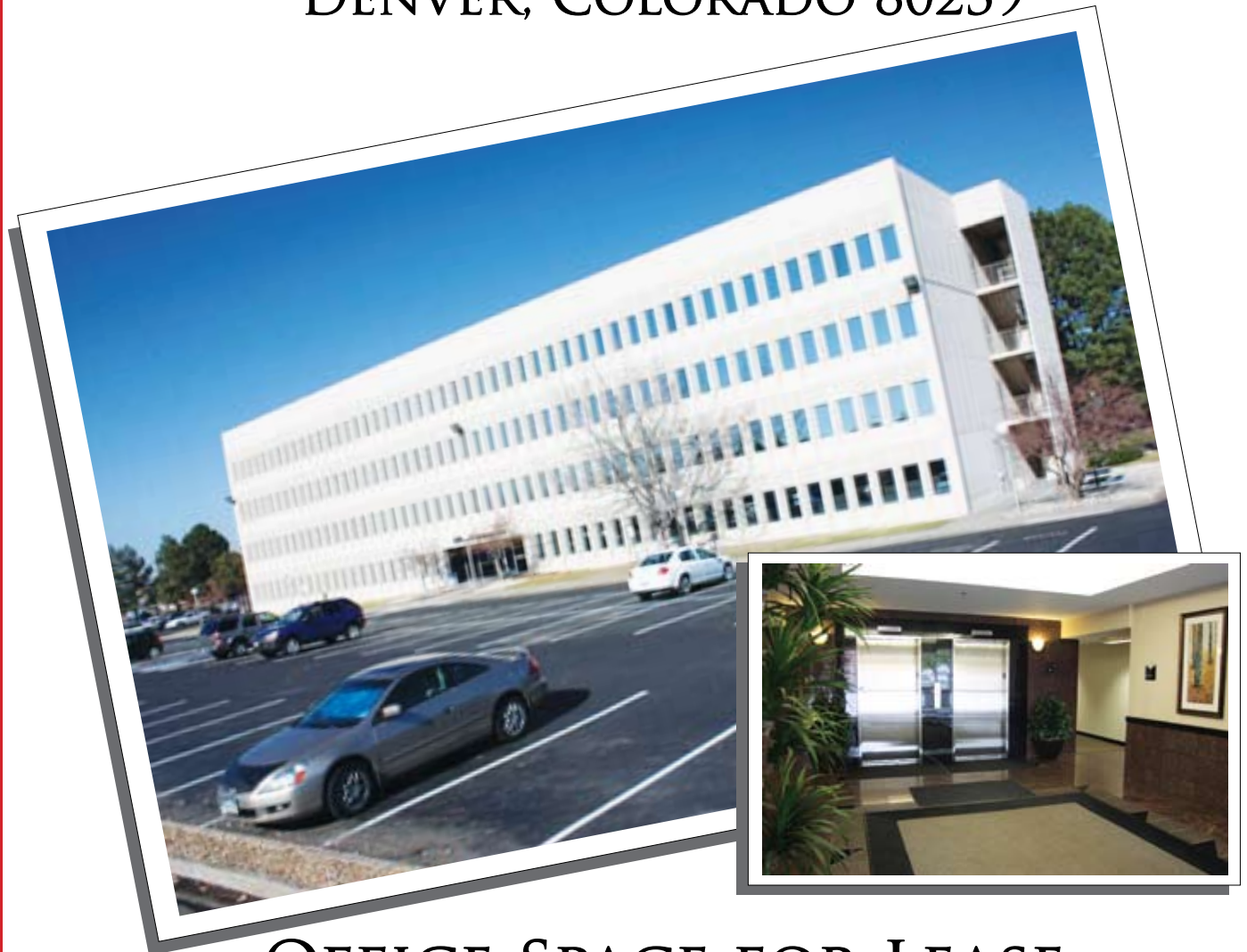


NORTHFIELD BUSINESS CENTER

(CAMPUS IV)
12000 EAST 47TH AVENUE
DENVER, COLORADO 80239



OFFICE SPACE FOR LEASE

400-15,000 S.F. SPACES/MONTH TO MONTH AVAILABLE
FURNISHED OFFICE AVAILABLE/GREAT RATES: FULL SERVICE/NNN



DWITTE@OMNIDEV.NET ♦ JSTROM@OMNIDEV.NET
770 WEST HAMPDEN AVENUE, SUITE 175, ENGLEWOOD, CO 80110
(303) 781.8131 MAIN ♦ (303) 781.3882 FAX

NORTHFIELD BUSINESS CENTER

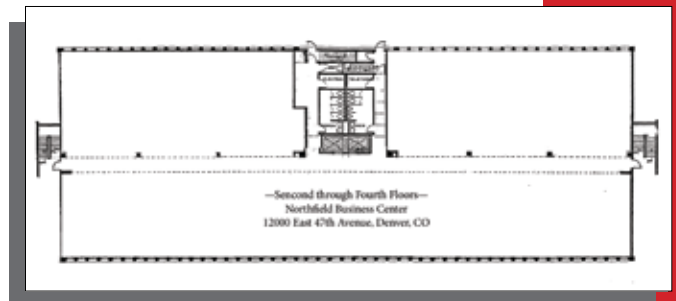
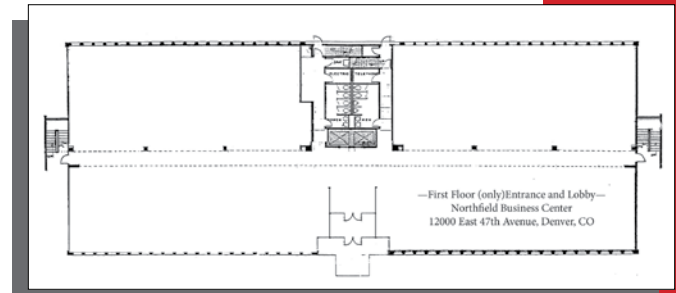
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DENVER, COLORADO 80239

OFFICE—MIXED USE FOR LEASE

BUILDING FEATURES

BUILDING SIZE: 55,673 RSF
400—15,000 S.F. CONTIGUOUS FULL FLOOR AVAILABLE
FULL SERVICE LEASE

ELEVATORS: TWO(2)
FLOORS: FOUR(4)
PARKING: 5: 1,000 RATIO
FLOOR PLATES: 14,531 RSF
YEAR BUILT: 1973 (2006 RENOVATION)



AMENITIES:

- GREAT N.E. DENVER LOCATION
- EASY ACCESS TO I-70, I-225 AND E470
- COMPLIMENTARY WI-FI
- FIBER OPTICS AND DATA CENTER INTO BUILDING (BACK UP GENERATOR PAD)
- MINUTES TO DIA
- CLOSE TO RTD BUS LINE
- EXCEPTIONAL ACCESS TO METRO DENVER'S MAJOR LABOR MARKETS (NORTHGLENN/THORNTON & AURORA)
- ADJACENT TO NUMEROUS HOTEL, RESTAURANT, FINANCIAL AND RETAIL AMENITIES—WALKABLE
- ENTERPRISE ZONE!—TAX INCENTIVES AND INVESTMENT CREDITS AVAILABLE



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THE DENVER ENTERPRISE ZONE (EZ)

Looking to start, expand or locate your business in Colorado? Look no further than Denver's Urban Enterprise Zone!

- Located in the Industrial and Commercial heart of Metropolitan Denver
- Affords businesses nine special state tax credit incentives
- Provides businesses with intrinsic advantages based on its strategic location in— transportation, suppliers and potential clients
- “9 Tax Credit categories”



AVAILABLE TAX CREDITS

INVESTMENT TAX CREDIT

Section 38 purchases (equipment, computers, furniture, vehicles, etc.) used exclusively in the zone for at least one year, may **claim a tax credit equal to 3%** of the investment amount. **Any unused portion of the credit may be carried forward for 12 years and back three years.**

NEW BUSINESS OR EXPANSION BUSINESS JOB CREDITS

Receive up to **\$500 per new job created**. This is a prorated credit and the \$500 is based on one full year of employment.

EMPLOYER-SPONSORED HEALTH INSURANCE

Receive **\$200** for every new employee who is on a company-sponsored health plan for each of the first two years of the project.

JOB TRAINING

May claim a **tax credit of 10%** of their training investment.

HOW CAN EZ TAX CREDITS IMPACT YOUR SMALL BUSINESS?

The key to the Denver Enterprise Zone is that it rewards businesses for investing in their own company and community. **The following is an example of a midsize company that earned tax credits in 3 of the 9 potential tax credit categories.** Please remember some of the credits are prorated and have dollar limits for what can be claimed per year. If there are excess credits to be claimed in a tax year they may be carried to future tax years.

COMPANY INVESTMENT	QUALIFIED TAX INCENTIVE	CREDIT EARNED/ MONEY SAVED
Hires 5 full-time employees for a full fiscal year.	New Jobs Tax Credit-\$500 for each new employee.	\$2,500
Places all 5 employees on a company-sponsored health plan.	Employer-Sponsored Health Insurance Tax Credit-\$200 for each employee.	\$1,000—and an additional \$1,000 in the 2nd year. Total Savings \$2,000
Company invests \$4,000 to train employees.	Job Training Tax Credit of 10% for investment in employee training.	\$400
TOTAL SAVINGS FOR THE COMPANY		\$5,000

OMNI'S LEASE PLUS PROGRAM

SHARING VALUE WITH TENANTS

- A PROGRAM DESIGNED EXCLUSIVELY FOR SMALL BUSINESSES
- DIRECT CONTACT ONLY (TENANT TO LANDLORD)
- FLEXIBLE LEASE TERMS (MONTH-TO-MONTH OR LONGER)
- HIGHLY COMPETITIVE LEASE RATES
- NETWORKING, BUSINESS CONSULTING AND TRAINING

LEASE PLUS BENEFITS

SHARING VALUE WITH TENANTS

“SIGNING A LEASE WITH OMNI IS NOT THE END...
...IT’S ONLY THE BEGINNING!”

- CHAMBER OF COMMERCE MEMBERSHIPS (YOUR CHOICE)
- BUSINESS TRAINING COURSES—THROUGH 
 - START-UP BASICS
 - ACCOUNTING FOR ENTREPRENEURS
 - BUSINESS TAX 101
 - PROFITABLE COMMUNITY RELATIONS
 - FAST TRACK GROWTH VENTURE
(AN INTENSIVE 10 WEEK COURSE TO ASSIST ESTABLISHED ENTREPRENEURS GROW THEIR BUSINESS)



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