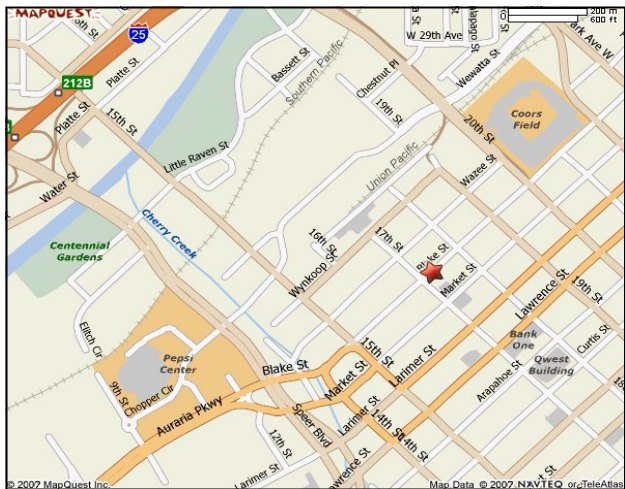


HEDGES-ATKINS SUPPLY COMPANY BUILDING

1730 BLAKE STREET

DENVER, COLORADO 80222



Fairbairn Commercial, Inc. is pleased to offer for sale to qualified investors this outstanding Lodo office property.

THE OFFERING: The Hedges-Atkins Supply Buildings is a unique 56,378 square foot, multi-tenant office building which was completely renovated and updated in 2006 from slab to slab as the ownership has increased its occupancy from 15% to approximately 78%. Due to the property's phenomenal location, red-hot Lodo office market, and large 18,772 SF site, the new owner of this property will capture increasing cash flow and long-term investment appreciation with this blue chip real estate.

PROJECT HIGHLIGHTS:

April, 2008

Net Rentable Area	Occupied SF	44,055
	Vacant SF	11,198
	Storage SF	1,125
	TOTAL SF	56,378
Site Size	.041 Acres (18,772 SF)	
Parking Ratio	1:4,000 SF (+/- 18 spaces)	
Percentage Leased	78%	
Number of Tenants	9	
Range of Available Suites	382 sf– 5,888 sf	
Market Asking Price	\$20.00—\$24.00	
Current Average Rate	\$21.25 (In Place)	
Lease Type	Gross (with base year stop)	
2008 Income in Place	\$770,242.00	
Projected 2009 Income	\$1,034,058.00	
2008 Expense Budget	\$343,759.00 (\$6.10/SF)	

~~SALE PRICE: \$11,750,000~~

PRICE REDUCED: \$10,700,000

FOR MORE INFORMATION CONTACT FAIRBAIRN COMMERCIAL, INC.

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