

advertising, restrooms and ready suites for future  
1982, Viewpoint I and  
2021 sf and are situated  
res of land. The build-  
62 percent leased at  
of the sale. Alstom  
Edward Jones, ARES  
and ABB Power join a  
of small, local tenants in  
ings.

The buyer made a very  
acquisition of the second-  
ings in that submarket  
t discount to replace-  
t," said Cushman &  
of Colorado Inc. bro-  
k Devereaux. "They've  
glass lines, good floor  
od views," Devereaux  
e buildings, which he  
second only to their  
mpetitor, the Kellogg

the Viewpoint build-  
a conference room for

those buildings has been fairly  
high," said Roemer. "They are  
well-known buildings within  
that submarket." The two-story  
configuration makes the build-  
ings easy for tenants to get in  
and out, as opposed to a multi-  
story building, he said.

Fuller Real Estate brokers  
Dan Miller, Brad Rice and R.C.  
Myles are marketing the avail-  
able suites, which will range  
from 1,500 to 5,500 sf.

"They know that market well  
and know what demand typi-  
cally is," said Roemer, adding  
F&C decided to build out spec  
suites because the market caters  
to smaller tenants, which "need  
to see the space before they  
make a decision."

Devereaux and Cushman  
& Wakefield of Colorado Inc.  
broker Gene Pride represented  
McMorgan & Co. in the sale of  
the property. A local bank pro-  
vided a loan for the acquisition.

Denver market, including the  
Capitol Center, a midrise office  
building a block north of the  
Colorado Capitol, and Dry Creek  
Office Village in Centennial.

## Other News

■ **Means Knaus Partners LP**  
and **Lexington Realty Trust**  
have formed a joint venture,  
**Lexington MKP Management**  
**LP**, which will do property man-  
agement and construction man-  
agement, as well as oversee leas-  
ing and development for select  
Lexington properties across the  
country.

The Denver office of Means  
Knaus Partners, headed by  
**Robert Nowak**, will handle the  
venture's 1.4 million-square-  
foot Western Division portfo-  
lio, including Denver, Colorado  
Springs, San Francisco, Los  
Angeles and Phoenix.▲

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or senior housing fell  
arth quarter of 2009  
ts continued to grow,  
to NIC Map, a data  
ysis service of the  
**Investment Center**  
**Seniors Housing &**  
**stry.**

ated that the con-  
continued to

dropped off "precipitously."

Overall vacancy was 88.2 per-  
cent during the fourth quarter,  
representing an annual decline  
of 1.2 percent.

"At the same time, our fourth  
quarter 2009 data was the third  
straight quarter where seniors  
housing registered positive  
absorption, indicating posi-  
tive demand growth," **Robert**  
**Kramer**, president of NIC, said

in the past year, so the industry  
is growing in terms of consum-  
er demand."

In Denver, the fourth quarter  
ended with an occupancy level  
of 87.7 percent, representing  
a negative 4.4 percent change.  
The average monthly rent for  
senior housing was \$2,911 at  
the end of the fourth quar-  
ter - an annual change of 2.1  
percent. Nationally, average