

# PROPOSED CORPORATE HQ OFFICE BUILDING

7165 South Tucson Way • Centennial, Colorado 80112

FOR MORE INFORMATION, CONTACT

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Pegasus Realty Corp.

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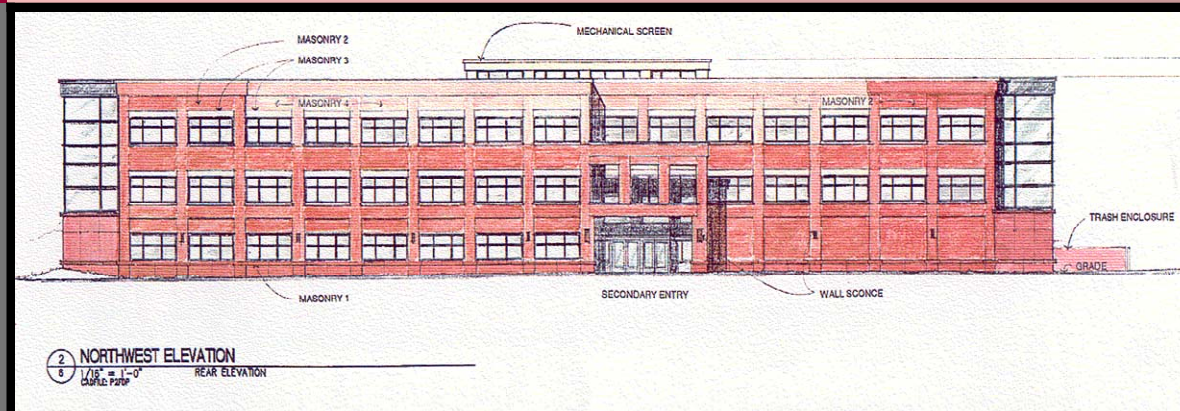
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## PROPERTY HIGHLIGHTS

- ◆ Proposed three story office building
- ◆ 30,000 gross sq. ft. for office space on middle and upper levels
- ◆ Flexible lower level design has 36 underground parking spaces, 8,000 sq. ft. of office space and 4,000 sq. ft. of storage
- ◆ Entitlements in place
- ◆ Completed construction drawings
- ◆ Mountain views
- ◆ Located in Centennial Airport Business Park
- ◆ South of Arapahoe Road, east of I-25

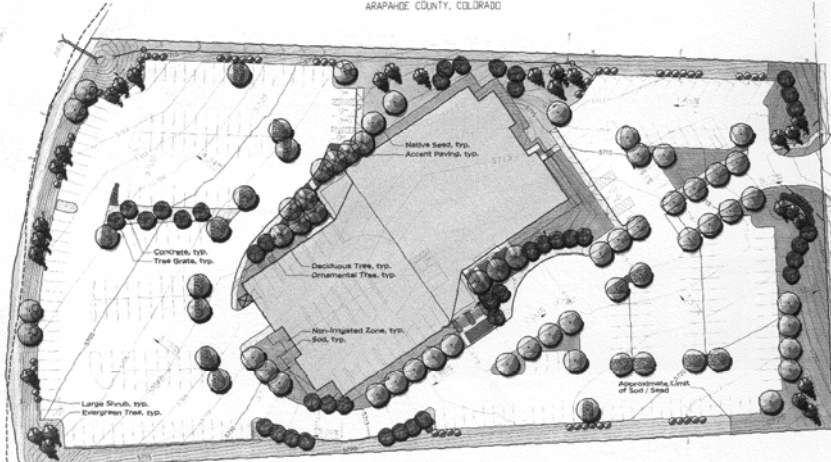
|               |  |
|---------------|--|
| GROSS SQ. FT. | 92,522   |
| SITE SIZE     | 4.84 Acres   |
| ZONING        | MU-PUD   |
| CONSTRUCTION  | Architectural Block & Glass  |
| UTILITIES     | To Site  |
| COMMENTS      | Other corporate users in business park include Oppenheimer Funds, Raytheon and Centrix Financial |

# Pegasus Office Park II

## 7165 South Tucson Parkway

### PEGASUS OFFICE PARK II AT CENTENNIAL FINAL DEVELOPMENT PLAN

LOT 1A, BLOCK 2  
AN ADMINISTRATIVE REPLAT OF LOT 1, BLOCK 2,  
ARAPAHOE AIRPORT CENTER, JOINT VENTURE FILING 2,  
PART OF THE SE 1/4 OF SECTION 25, T5S, R6W OF THE 6th P.M.,  
ARAPAHOE COUNTY, COLORADO



- Landscape Notes**
1. Soil to be composed of horticultural subgrade and topsoil. Contractor shall determine the amount of soil and topsoil to be used and submit to the owner's representative for approval.
  2. All shrub beds are to be contained within stone walls. Paved at curb, walk or wall.
  3. Contractor to install 1/2 inch layer of organic mulch per 1000 sq. ft. Organic mulch shall be notified a min. of 30 days prior to installation.

**Planting List**

| CONTRACTOR BOTANICAL NAME | SIZE   | QTY. | COMMENTS |
|---------------------------|--------|------|----------|
| DECIDUOUS SHRUBS          | 3 gal. | 120  | 12/27/06 |
| DECIDUOUS SHRUBS          | 1 gal. | 40   | 12/27/06 |
| DECIDUOUS SHRUBS          | 3 gal. | 40   | 12/27/06 |



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