



INTEGRA REALTY RESOURCES

# IRR | DENVER

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING





21+

years serving Colorado  
markets

*IRR*<sup>®</sup>—*INTEGRA REALTY RESOURCES*—

provides world-class commercial real estate valuation and counseling services to both local and national top financial institutions, developers, corporations, law firms, and government agencies. As one of the largest independent property valuation and counseling firms in the United States, we provide our diverse array of clients the highly informed opinions and trusted expert advice needed to understand the value, use and feasibility of their real estate. *IRR. Local expertise. Nationally.*

330

appraisals completed  
annually



## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- **Avista Medical Campus, 90 Health Park Dr., Louisville, CO 37,825 SF**
- **Raytheon - East Hughes Dr., 16430-16470 E. Hughes Dr., Aurora, CO 175,921 SF**
- **Raytheon Building, 16800 E. Centretch, Aurora, CO 216,786 SF**
- **2424 Larimer St., Denver, CO 48,959 SF**
- **The Point at Inverness, 8310 S. Valley Hwy, Englewood, CO 187,184 SF**

### Industrial



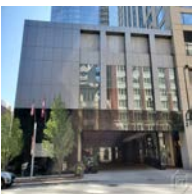
- **Kodak Alaris Windsor, 9925 Eastman Park Dr., Windsor, CO 339,517 SF**
- **PepsiCo Distribution Center, 5715 Pecos St., Denver, CO 283,500 SF**

### Multifamily



- **Vincent J. Boryla Apartments, 4923 King St., Denver, CO 55,969 SF/96 Beds**
- **Grand River by Cortland, 7755 Kaleb Grove Rd., Colorado Springs, CO 350,680 SF/440 Units**
- **The Glen at Briargate, 1510 Chapel Hills Dr., Colorado Springs, CO 168,272 SF/220 Units**

### Hospitality



- **Four Seasons Denver - Hotel & Residences, 1111 & 1133 14<sup>th</sup> St., Denver, CO 338,267 SF/239 Rooms**

### Retail



- **The Armory, 1301 Arapahoe St., Golden, CO 18,459 SF**
- **Main Street at Flatiron, 520 Zang St. & 549 Flatiron, Broomfield, CO 90,345 SF**
- **Thunder Mountain Harley Dealership, 4250 Byrd Dr., Loveland, CO 48,769 SF**
- **Larkridge Shopping Center, 16501 & 16507 Washington St., Thornton, CO 444,000 SF**
- **Beaver Run Conference Center, 620 Village Rd., Breckenridge, CO 90,845 SF**

### Specialty Assignments



- **Brighton Lakes, 15300 E. 144<sup>th</sup> Ave., Brighton, CO 20,737,494 SF/1,750 Units**
- **Glenwood Caverns Adventure Park & Iron Mountain, 281 Centennial St., Glenwood Springs, CO 580,655 SF**
- **Eating Recovery Center, 8199 E. 1<sup>st</sup> Ave., Denver, CO 61,900 SF**
- **Harmony Golf Club, 6432 Grand Tree Blvd., Timnath, CO 18-Hole Private Course**
- **VA Denver Old Campus, 1055 Clermont St, Denver, CO, 775,718 SF**

## OUR VALUE PROPOSITION

What sets our firm apart is the longevity of our principals and senior analysts who have been collaborating on property analyses for over 20 years. Through developing our team relationships, our specialty appraisal practices have evolved to create high quality, industry-leading standards. Over this 20+ year relationship, our staff has evolved into specialty appraisal practices. One staff member specializes in apartments, another large shopping centers, another office buildings, another industrial buildings; we even have a staff member that appraises churches.



### Larry B. Close, MAI, Senior Managing Director

Mr. Close has 20+ years of real estate valuation and consulting experience. Mr. Close has extensive knowledge and a broad range of experience in valuation and analysis of all types of real estate including but not limited to self-storage; country clubs/golf courses; apartments; business parks; hotels/motels; offices; manufactured home communities, flex facilities; warehouses; bulk distribution facilities; shopping centers; vacant land; churches; restaurants; and special purpose properties.

## OUR CLIENTS

- FirstBank
- BBVA
- Heartland Financial
- Chase
- Truist
- Wells Fargo
- Independent Bank
- Great Western Bank
- Key Bank
- Bank of the West
- BOKF, NA
- TIAA

### Law Firms/Accounting

- Ridley, McGreevy & Winocur, P.C.
- Mann & Maximon
- Blake & Pulsifer
- WIPFli
- Plante Moran
- Bryan Cave Leighton Paisner, LLP

### Government & Organizations

- Colorado State Land Board
- Adams County Housing Authority
- Volunteers of America
- Charles E. Lakin Foundation

### Mortgage Banks/Services

- Citi Group
- Deutsche Bank

### Developers/Owners

- Glenwood Caverns Amusement Park
- Kodak Alaris Holdings, Ltd.
- Thunder Mountain Holdings, Inc
- Ready Mixed Concrete Company
- Martin Marietta
- W. O'Neil Industries
- Sunbelt Rentals, Inc.
- Slang Worldwide, Inc.

### Health Care

- Surgical Care Affiliates

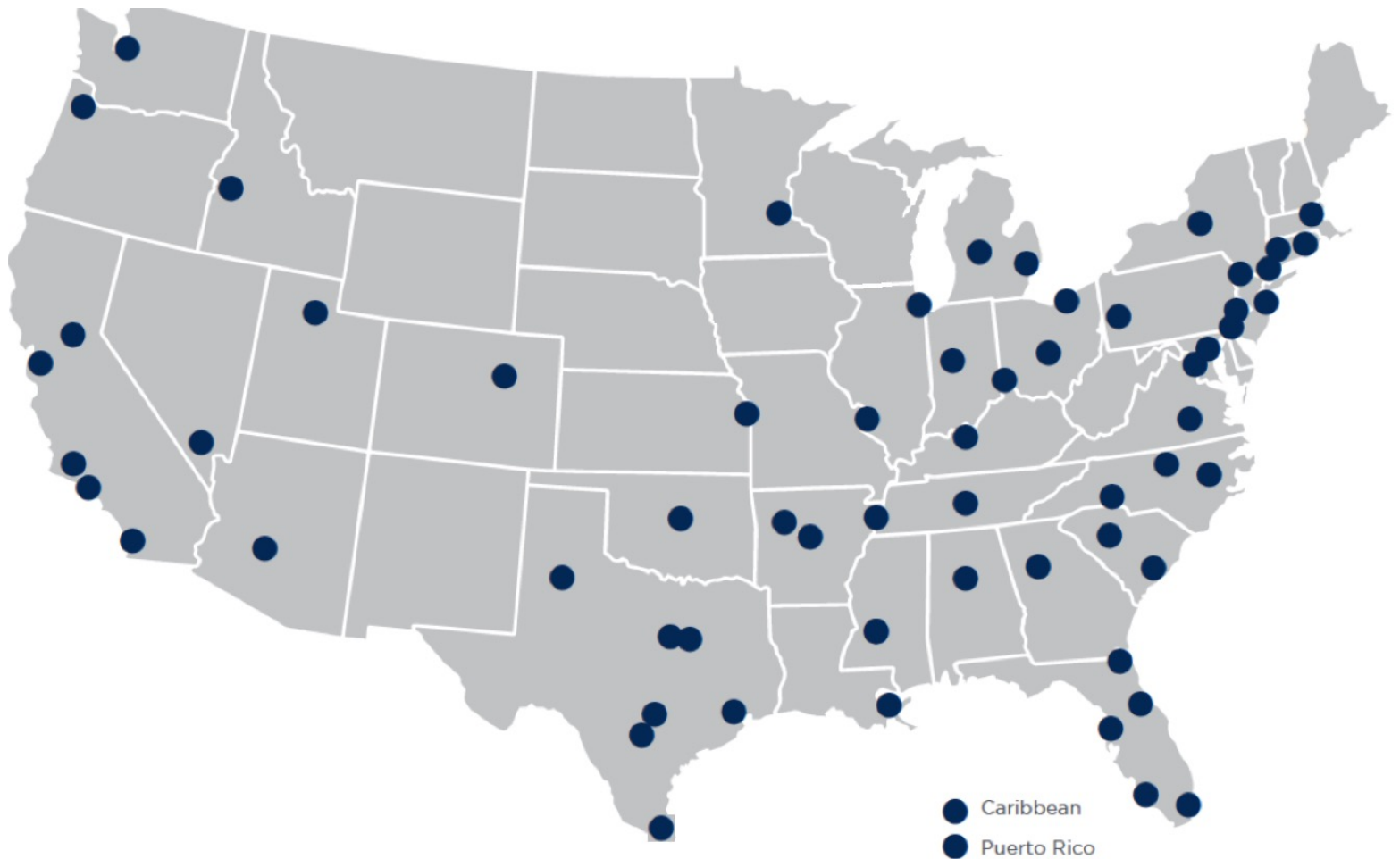
LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



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