



INTEGRA REALTY RESOURCES

IRR | DENVER

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING



21+

years serving Colorado
markets

IRR® – 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



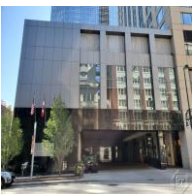
- Kodak Alaris Windsor, 9925 Eastman Park Dr., Windsor, CO 339,517 SF
- PepsiCo Distribution Center, 5715 Pecos St., Denver, CO 283,500 SF

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 14th 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. 144th 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. 1st 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

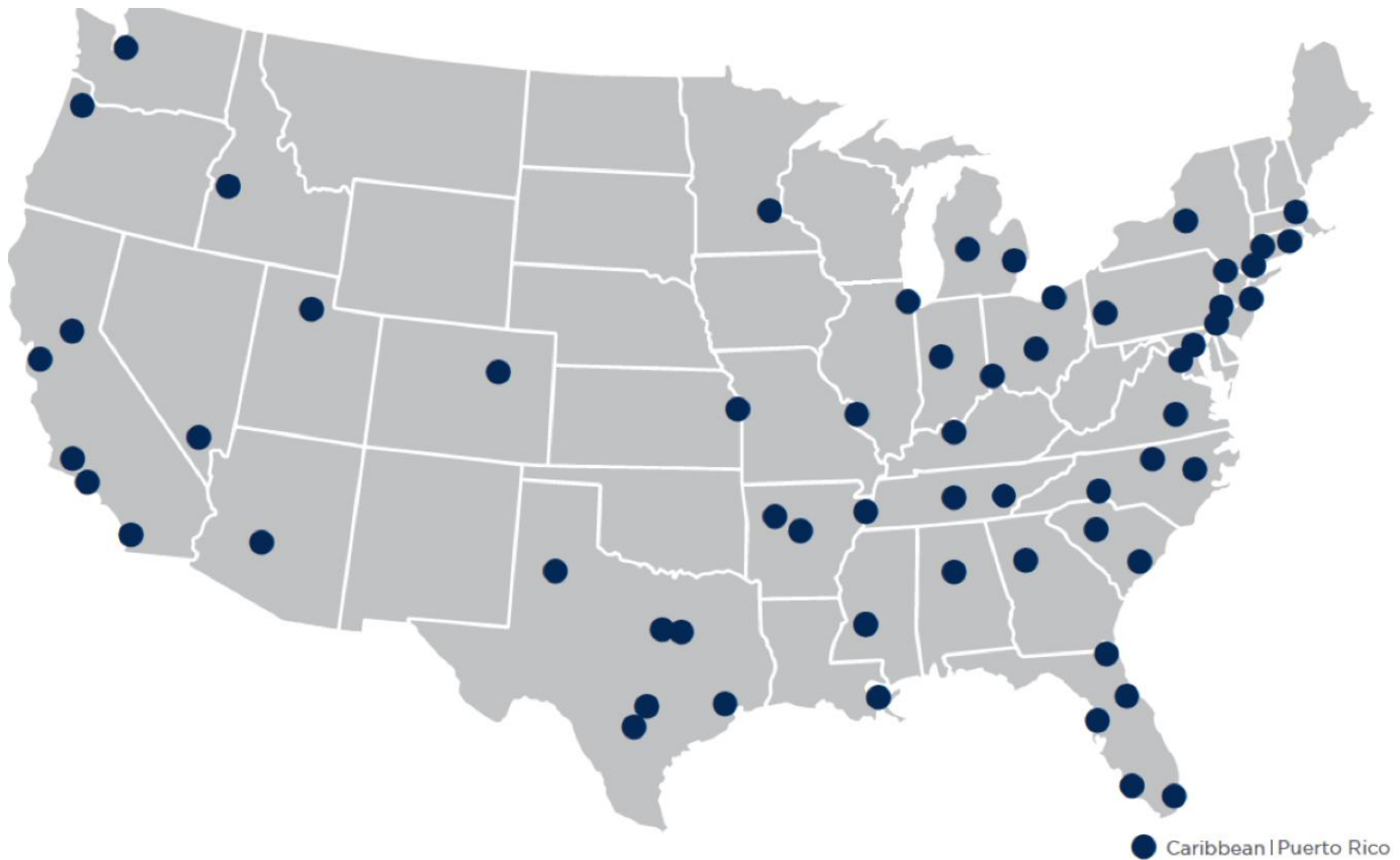
LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



NORTHEAST OFFICES

CONNECTICUT

Hartford, CT
Todd Isaacson, MAI
T (860) 291-8997 ext. 19
tisaacson@irr.com

NEW JERSEY

Coastal New Jersey
Thomas J. Grouss, MAI
T (732) 244-7000 ext. 105
tgrouss@irr.com

Northern New Jersey
Paul T. Beisser, CRE, MAI, SCGREA
T (973) 422-9800
pbeisser@irr.com

NEW YORK

Syracuse, NY
William J. Kimball, MAI, FRICS
T (315) 422-5577
wkimball@irr.com

PENNSYLVANIA

Philadelphia, PA
Raja P. Waran, MAI, CRE
T (610) 238-0238
rwaran@irr.com

Pittsburgh, PA
Brian Kelly, MAI, SRA
T (412) 683-2211
bkelly@irr.com

RHODE ISLAND

Providence, RI
Donald R. Donner, II
T (860) 291-8997 ext. 18
ddonner@irr.com

SOUTHEAST OFFICES

ALABAMA

Birmingham, AL
Rusty Rich, MAI,
T (205) 949-5995
rrich@irr.com

FLORIDA

Miami | Caribbean
James Andrews, MAI, CRE, FRICS, ASA/BV
T (305) 670-0001 ext. 320
jandrews@irr.com

Orlando, FL
Christopher D. Starkey, MAI
T (407) 843-3377 ext. 112
cstarkey@irr.com

Jacksonville, FL
D. Michael Daniel Jr., MAI
T (904) 902-3444
mdaniel@irr.com

Southwest Florida
Carlton J. Lloyd, MAI
T (239) 687-5801
clloyd@irr.com

Tampa, FL
Kendra Stevens Barry
T (813) 287-1000 ext. 110
kbarry@irr.com

GEORGIA

Atlanta, GA
Matthew Albigese, MAI
T (404) 418-4358 ext. 1000
malbigese@irr.com

NORTH CAROLINA

Charlotte, NC
John D. Scott, Jr., MAI
T (704) 206-8258
jscott@irr.com

NORTH CAROLINA (Continued)

Greensboro, NC
Nancy B. Tritt, MAI, SRA, FRICS
T (336) 676-6033
ntritt@irr.com

Raleigh, NC
Chris R. Morris, MAI, FRICS
T (919) 725-8953
cmorris@irr.com

SOUTH CAROLINA

Charleston, SC
Cleveland "Bud" Wright, Jr., MAI
T (843) 718-2125 ext. 2
cwright@irr.com

Columbia, SC
Michael B. Dodds, MAI, CCIM
T (803) 772-8282 ext. 110
mdodds@irr.com

TENNESSEE

Nashville, TN
Adam Perutelli, MAI
T (615) 628-8275 ext. 2
aperutelli@irr.com

Memphis, TN
Rusty Rich, MAI,
T (205) 949-5995
rrich@irr.com

Knoxville, TN
Andy Crook, MAI
T (865) 637-0325 ext. 2
aperutelli@irr.com

VIRGINIA

Richmond, VA
Kenneth L. Brown, MAI, FRICS, CCIM
T (804) 346-2600 ext. 209
kbrown@irr.com

CENTRAL OFFICES

ILLINOIS

Chicago, IL
Ron DeVries, MAI
T (312) 565-3432
rdevries@irr.com

INDIANA

Indianapolis, IN
Michael Lady, MAI, SRA, ASA, CCIM, FRICS
T (317) 546-4720
mlady@irr.com

KENTUCKY

Louisville, KY
Stacey S. Nicholas, MAI, MRICS
T (502) 452-1543 ext. 3774
snicholas@irr.com

MICHIGAN

Detroit, MI
Donald L. Selvidge, MAI
T (248) 540-0040 ext. 114
dselvidge@irr.com

Grand Rapids, MI
Jeff Genzink, MAI
T (616) 261-5000
jgenzink@irr.com

MINNESOTA

Minneapolis/St. Paul, MN
Michael Amundson, MAI, CCIM
T (952) 905-2401
mamundson@irr.com

MISSOURI

Kansas City, MO
Timothy M. Schoemehl, MAI
T (636) 898-6533
tschoemehl@irr.com

MISSOURI (Continued)

St. Louis, MO
Timothy M. Schoemehl, MAI
T (636) 898-6533
tschoemehl@irr.com

OHIO

Cincinnati/Dayton, OH
Gary S. Wright, MAI, FRICS, SRA
T (513) 426-7125
gwright@irr.com

Columbus, OH
Brad A. Johnson, MAI
T (614) 398-4307
bajohnson@irr.com

Cleveland, OH
Douglas P. Sloan, MAI
T (330) 659-3640 ext. 101
dsloan@irr.com

SOUTHWEST OFFICES

ARIZONA

Phoenix, AZ
Walter "Tres" Winus, III, MAI, FRICS
T (602) 266-5599
twinius@irr.com

TEXAS

Austin, TX
William Robinson, MAI
T (210) 446-4444
wrobinson@irr.com

Dallas, TX
Stephen M. Lechtenberg, MAI
T (972) 725-7727
slechtenberg@irr.com

Ft. Worth, TX
Jason Jackson, MAI
T (817) 658-6783
jsjackson@irr.com

Houston, TX
Todd Rotholz, MAI
T (713) 973-0212 ext. 12
trotholz@irr.com

Lubbock, TX
Jimmy H. Jackson, MAI
T (972) 725-7724
jhjackson@irr.com

San Antonio, TX
Brandon Brehm, MAI, CCIM
T (210) 446-4444
bbrehm@irr.com

WEST OFFICES

CALIFORNIA

Los Angeles, CA
Eric Segal, MAI
T (213) 984-4425
esegal@irr.com

Orange County
Noah Kauffman, MAI, R/W-AC
T (949) 459-3717
nkauffman@irr.com

Sacramento, CA
Lance Jordan, MAI
T (916) 435-3883
ljordan@irr.com

San Diego, CA
John A. Morgan, MAI
T (858) 259-4900 ext. 315
jmorgan@irr.com

CALIFORNIA (Continued)

San Francisco, CA
Jeffrey Fillmore, MAI
T (408) 299-0444
jfillmore@irr.com

COLORADO

Denver, CO
Larry B. Close, MAI, AI-GRS
T (720) 833-5931
lclose@irr.com

IDAHO

Boise, ID
Robin Brady, MAI
T (208) 472-3200
rbrady@irr.com

NEVADA

Las Vegas, NV
William Dominick
T (702) 869-0442
wdominick@irr.com

UTAH

Salt Lake City, UT
John T. Blanck, MAI,
T (801) 263-9700 ext. 109
jblanck@irr.com

WASHINGTON

Seattle, WA
Matthew A. Bacon, MAI
T (206) 436-1179
mbacon@irr.com

CARIBBEAN

Caribbean | Puerto Rico
Carlos Vélez, MAI, SRA, BCA, CMEA, CCIM, MRICS
T (787) 782-4974
cvelez@irr.com

INTEGRA REALTY RESOURCES - DENVER

575 Union Boulevard, Suite 209
Lakewood, CO 80228
T: (720) 833-5930
F: (303) 915-1924
irr.com/Denver

Larry B. Close, MAI
Senior Managing Director
T (720) 833-5931
lclose@irr.com

irr.com

Visit us online to learn more
and access our extensive
research library.



INTEGRA REALTY RESOURCES
Local Expertise. Nationally.