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## **SEATTLE-BASED UNICO PROPERTIES LLC ACQUIRES BELLEVIEW TOWER IN DENVER TECHNOLOGY CENTER**

### **UNICO EXPANDS OWNERSHIP PRESENCE IN DENVER AS MARKET INDICATORS DEMONSTRATE IT'S THE RIGHT TIME TO INVEST**

**DENVER, Co.** (January 18, 2011) – Unico Properties LLC, a Seattle-based real estate investment and operating company, has announced that it has purchased Belleview Tower, a 195,627 square foot, Class-A office building, which is located at 7887 E. Belleview Blvd. in Greenwood Village, at the entrance of the Denver Technology Center. Built in 1984, the 12-story building offers professional office space, unparalleled mountain and city views, a fitness center, nearby amenities and restaurants, and convenient access to I-25, I-225 and the Belleview Light Rail Station. Belleview Tower also offers a two-story, 400-space parking garage plus 365 surface spaces.

“We are thrilled to expand our ownership presence in Denver,” said Jonas Sylvester, Unico Properties Senior Vice President, Investment and Development. “We see multiple market indicators that demonstrate that this is the right time to invest and this asset represents the best opportunity we’ve seen to capitalize on our outlook. As a result, we’re taking advantage of cyclically low prices and investing in quality properties such as this, and we continue to actively look for more investment opportunities in Denver and beyond.”

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Unico purchased Belleview Tower from Indiana-based developer Lauth, which purchased Belleview Tower in 2007 and completed a lobby remodel during its ownership. Currently, the building is 57 percent leased. Unico purchased this as a cash transaction with no financing and the transaction officially closed on December 30, 2010.

“The Denver market is an important one for Unico and Belleview Tower is now a key asset in our Denver portfolio.” said Dan Preisler, Unico Properties General Manager in Denver. “Unico is well-capitalized and our on-site management team is ready to welcome new tenants to the building who want great space and a reasonable lease rate.”

“As the owner and manager of Belleview Tower, we see this as a long-term investment in the property and in the Denver market,” said Ned Carner, Unico Properties Associate, Investment and Development. Common area upgrades are planned for the building in 2011.

Sergio Casteneda and Mitch Bradley from CB Richard Ellis manage the leasing efforts for Belleview Tower.

In Denver, Unico owns or operates a 900,000-square-foot-portfolio of properties, including the following:

- **Centerpoint II** – A 205,000 square foot, suburban, Class-A office building located at 1777 S. Harrison Street. Centerpoint II has 17 floors, each totaling roughly 13,400 square feet. The building is situated just outside downtown Denver between the central business district and the Denver Technology Center. The central location makes Centerpoint II a convenient office address for sales and service oriented tenants.
- **1660 Lincoln Street** – The 285,000 square foot building has 20 floors and eight levels of in-building parking. It has maintained an enviable market position through the years due to its convenient location to State Capitol, State and City offices, public transportation as well as downtown hotels and attractions.
- **Cherry Creek Business Park** – This business park is comprised of four, single-story buildings that total 141,000 square feet of industrial flex space. The Highline Academy, a public charter school, is located in one of the four buildings. Built in 1983, the business park is located in the Cherry Creek area of Denver.
- **Syracuse Hill I** – The 80,000 square foot, three-story garden office project is a Class-B building, located in the Greenwood Village/Denver Technology Center.

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## **About Unico**

Unico Properties LLC is a real estate investment and operating company with a 16-million-square-foot-portfolio of premier properties in the western United States. Founded in 1953, Unico is headquartered in Seattle, Wash. Unico produces superior returns for its partners by anticipating and addressing the real estate needs of its customers with environments that enhance the success of the people, business and communities it serves.

Unico is a proven operating partner. The company is a leader in sustainable practices, reducing energy consumption by 12 percent per year across a nearly 10 million-square-foot portfolio. Unico has earned LEED and LEED®-EB (Existing Buildings) certifications for more than 40 percent of the eligible buildings within its portfolio. In 2008 and in 2009, tenants ranked Unico's customer service in the top one percent nationally among 6,000 comparable buildings surveyed – earning a "Best in the Industry" distinction from CEL & Associates, a national, independent real estate consulting firm. For more information about Unico, please visit the firm's website at [www.unicoprop.com](http://www.unicoprop.com).

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