

OFFICE OF ECONOMIC DEVELOPMENT: Industry Denver, LLC.

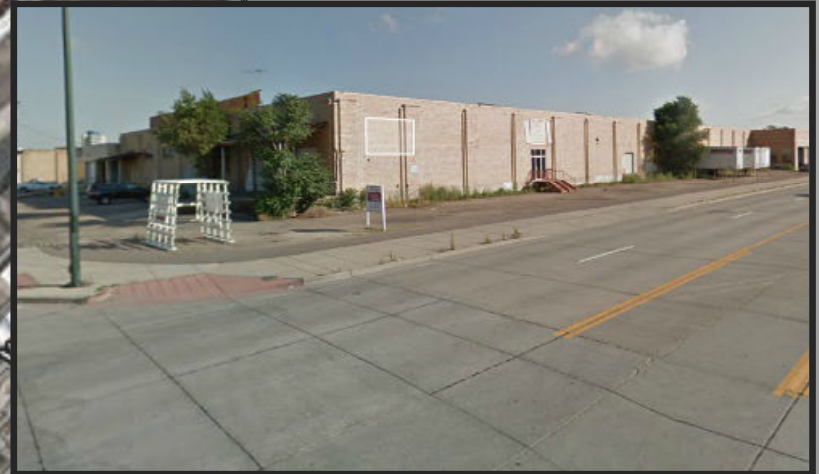
Business, Workforce & Sustainability
August 28, 2013



OED Ordinance Request

- \$1 Million land acquisition loan to Industry Denver, LLC.
 - Re-purposing of an existing warehouse located at 3001 Brighton Blvd. into office space
 - Development Team:
 - Jason Winkler
 - Ellen Winkler
 - Sean Campbell
 - Josh Marino
 - Council Approval Required

3001 Brighton Boulevard



Industry Denver

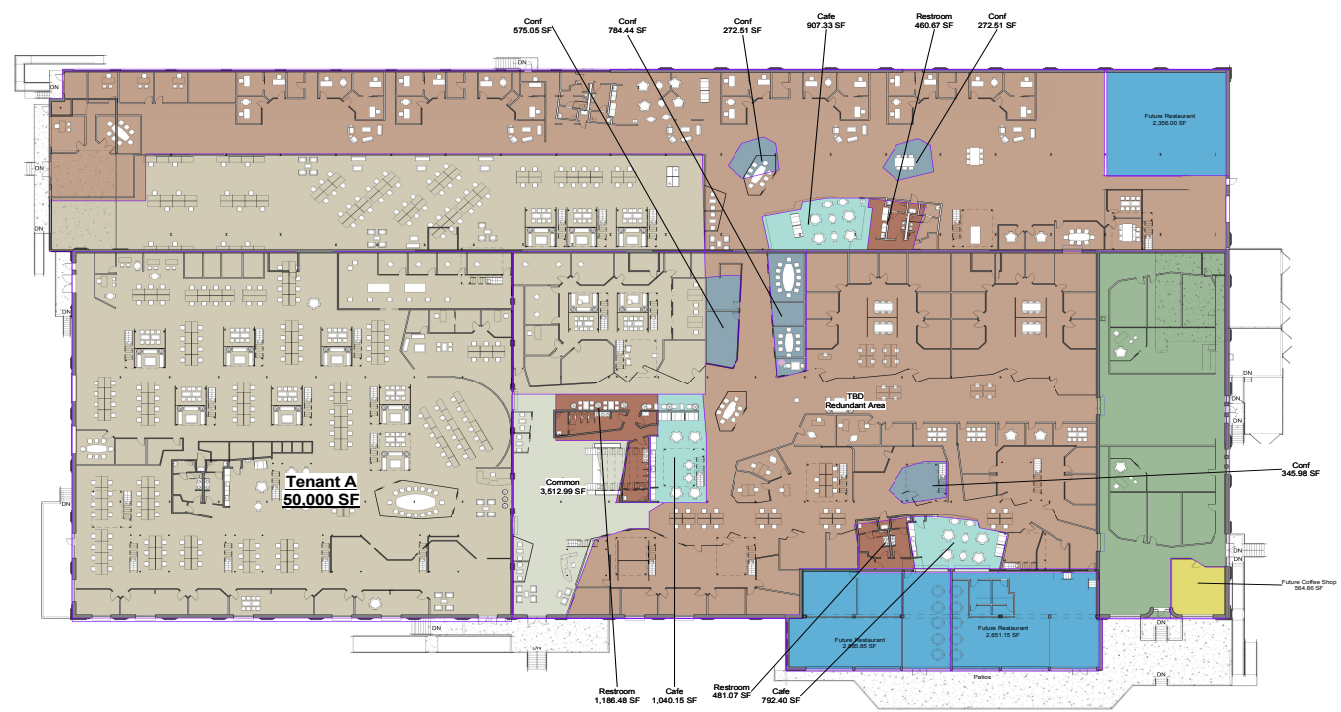
Industry Office Development

- Expressly suited for creative and technology based business
- Industrial building repurposed into interactive work environment
 - 120,000 square feet
 - Shared amenities and communal space
 - Catalyst for crosspollination of talent and expertise
- 2-3 “cornerstone” tenants, sole proprietors & boutique firms
 - 450-550 + jobs
- 2 restaurants and a cafe
- From the team that developed & owns Battery 621
 - An award winning local & national collaborative workspace
 - Generating new jobs and new companies within the Denver community

3001 Brighton Boulevard - Before & After



Industry Floor Plan

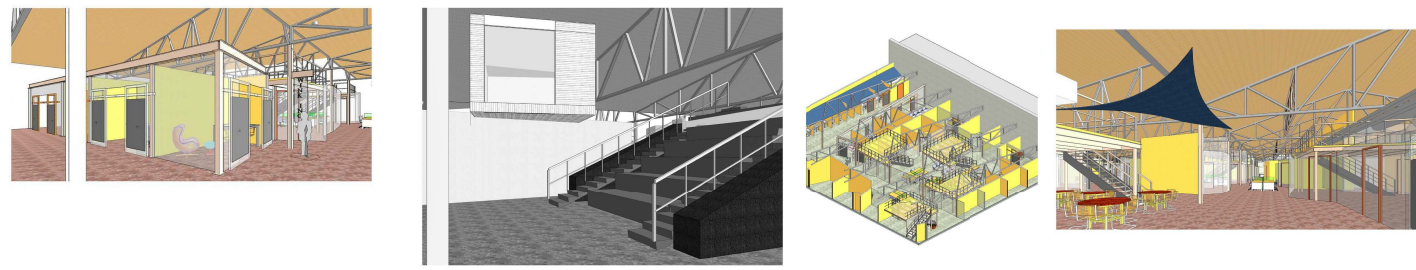


INDUSTRY Core & Shell

3001 Brighton Boulevard, Denver, CO 80216

No.	Description	Date

Tenant Key Plan	
Project number	3148-13
Date	7/15/13
Drawn by	Author
Checked by	Checker
A2.9	
Scale	1" = 20'-0"



7/15/2013 10:10:28 AM
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OED Loan Proposal

Loan Terms

- \$1M for land acquisition of 3001 Brighton Blvd.
- Maturity 5 years from closing
- 4% interest rate
- \$6,060 P&I monthly payments (20 year amortization)
 - 12 month deferral

Collateral

- Subordinate Deed of Trust on property acquired
 - OED behind private bank for \$14.658M
 - Property value upon completion is \$24.7
- Personal guarantees
 - Jason & Ellen Winkler
 - Sean Campbell
 - Joshua Marinos

Project Benefits

Community benefits:

- 450-550+ jobs created
 - Clerical, service, program specialist and executives
 - 300 + mid to high tier wage earners (\$60K +)
- Activates currently underutilized property
 - Venue for special events, work and social gatherings
- Strategic parcel at intersection of 29th & Brighton
 - Western gateway to the Brighton Blvd. corridor

Brighton Boulevard Corridor specifically called as focus area of investment in
OED's JumpStart 2013 Strategy