

H. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION: COMMERCIAL LEASES (By State Agency / Institution)

Listed on the following pages is the Commercial Lease report which includes expense leases by each state agency and institution of higher education as of June 30th, 2024. (The State Land Board and Department of Transportation are excluded per statute from OSA tracking). This report organizes the data based on agency or institution of higher education and includes detail for location, rent obligation, and lease expiration.

Leases that terminated during the 2024 calendar year are reported on the following pages, but the term rent and square footage for those leases are not included in the grand total.

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES - BY DEPARTMENT SUMMARY

December 2024

Department	Number of Leases	PREMISES SIZE		RENT	
		Rentable SF	(%) of Total	Total Rent (\$)	(%) of Total
Department of Agriculture	4	3,256	0.16%	\$22,752	0.05%
Department of Corrections	21	279,056	13.31%	\$5,362,708	12.87%
Department of Health Care Policy & Finance	1	103,706	4.95%	\$2,760,654	6.63%
Department of Higher Education	1	18,182	0.87%	\$518,187	1.24%
Department of Human Services	10	99,710	4.76%	\$1,857,576	4.46%
Department of Labor and Employment	37	306,601	14.63%	\$6,259,791	15.03%
Department of Local Affairs	3	1,591	0.08%	\$29,300	0.07%
Department of Military and Veterans Affairs	13	6,840	0.33%	\$169,629	0.41%
Department of Natural Resources	40	96,615	4.61%	\$2,002,222	4.81%
Department of Personnel and Administration	1	4,350	0.21%	\$86,957	0.21%
Department of Public Health and Environment	7	385,266	18.38%	\$8,568,611	20.57%
Department of Public Safety	54	344,186	16.42%	\$3,820,607	9.17%
Department of Regulatory Agencies	1	166,069	7.92%	\$3,236,058	7.77%
Department of Revenue	38	208,160	9.93%	\$4,735,125	11.37%
Secretary of State	1	45,778	2.18%	\$1,543,634	3.71%
Governor's Office	7	26,862	1.28%	\$681,683	1.64%
Total	239	2,096,228		\$41,655,494	

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES - INSTITUTIONS OF HIGHER EDUCATION SUMMARY

December 2024

University or College	Number of Leases	PREMISES SIZE		RENT	
		Rentable SF	(%) of Total	Total Rent (\$)	(%) of Total
College Invest	1	18,252	1.21%	\$547,560	2.45%
Colorado School of Mines	3	68,829	4.55%	\$2,811,077	12.60%
Colorado State University - System	47	383,728	25.38%	\$3,144,601	14.09%
Fort Lewis College	6	17,412	1.15%	\$173,323	0.78%
Metropolitan State University	3	26,037	1.72%	\$526,915	2.36%
CU - Boulder	7	58,629	3.88%	\$1,242,865	5.57%
CU - Colorado Springs	5	22,534	1.49%	\$329,652	1.48%
CU - Denver	36	334,677	22.13%	\$10,201,937	45.71%
CU - System Offices	3	4,132	0.27%	\$122,053	0.55%
University of Northern Colorado	1	12,000	0.79%	\$340,320	1.52%
Community College of Denver	1	33,280	2.20%	\$246,938	1.11%
Front Range Community College	3	144,596	9.56%	\$1,807,102	8.10%
Lamar Community College	1	16,485	1.09%	\$59,346	0.27%
Morgan Community College	3	11,585	0.77%	\$124,135	0.56%
Northeastern Junior College	2	41,172	2.72%	\$19,196	0.09%
Otero Junior College	4	34,098	2.26%	\$25,388	0.11%
Pikes Peak Community College	5	43,220	2.86%	\$310,164	1.39%
Pueblo Community College	6	229,524	15.18%	\$224,726	1.01%
Red Rocks Community College	1	108	0.01%	\$0	0.00%
Trinidad State Junior College	2	11,694	0.77%	\$59,650	0.27%
Total	140	1,511,992		\$22,316,948	

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES**

December 2024

Agency/Institution	Lessor	Street Address	City	Size Sq. Ft. or Acres	Cost (\$/SF)	Annual Rent	Lease Expiration
DEPARTMENT OF AGRICULTURE							
Department of Agriculture	Livestock Exchange, LLC	28601 US Hwy 34	Brush	330	\$8.33	\$2,749	6/30/2026
Department of Agriculture	Producers Livestock Marketing Association	711 O Street	Greeley	574	\$7.32	\$4,202	6/30/2026
Department of Agriculture	La Junta Livestock	30450 E. Hwy 50	La Junta	442	\$5.89	\$2,603	6/30/2026
Department of Agriculture	Farm Credit of Southern Colorado, FLCA	735 Second Avenue	Monte Vista	1,910	\$6.91	\$13,198	7/31/2029
Department of Agriculture - Total				3,256		\$22,752	
DEPARTMENT OF CORRECTIONS (DOC)							
DOC - Administration	HCF Realty LLC	1250 Academy Park Loop	Colorado Springs	90,763	\$22.53	\$2,044,890	8/30/2036
DOC - Administration	HCF Realty LLC	1150 Academy Park Loop	Colorado Springs	14,056	\$23.85	\$335,236	8/30/2036
Parole (DOC)	San Luis Valley Behavioral Health Group, Inc.	915 4th Street	Alamosa	1,792	\$19.00	\$34,048	6/30/2028
Parole (DOC)	LaRue Holdings, LLC	14100 E Exposition Ave.	Aurora	10,801	\$17.37	\$187,613	6/30/2031
Parole (DOC)	888 Garden of the Gods, LLC	888 Garden of the Gods Road	Colorado Springs	20,376	\$16.26	\$331,314	6/30/2028
Parole (DOC)	James Jeffery and Kathleen Mitchell	109 East Victory Way	Craig	1,354	\$17.53	\$23,736	
Parole (DOC)	Wyandot Properties, LLC	236 Wyandot Street	Denver	8,741	\$22.22	\$194,225	6/30/2029
Parole (DOC)	Dunkeld-Broadway Co., LLC	940 Broadway	Denver	28,600	\$26.26	\$751,036	6/30/2029
Parole (DOC)	RSD Properties, LTD	1073 Main Avenue	Durango	2,478	\$32.18	\$79,742	6/30/2026
Parole (DOC)	East 300 Hampden, LLC	300 East Hampden	Englewood	8,387	\$33.87	\$284,068	6/30/2031
Parole (DOC)	Palmer Properties, LLC	3000 S. College Avenue	Fort Collins	6,104	\$24.16	\$147,473	6/30/2030
Parole (DOC)	DDD Properties, LLC	2516 Foresight Circle	Grand Junction	9,431	\$14.96	\$141,088	6/30/2028
Parole (DOC)	Schaefer Ltd	3257 W. 20th Street	Greeley	7,432	\$21.64	\$160,828	6/30/2026
Parole (DOC)	City of La Junta	617 Raton Avenue	La Junta	1,394	\$13.22	\$18,429	6/30/2026
Parole (DOC)	Ikeda Properties, Inc.	310 Lashley Street	Longmont	4,086	\$18.55	\$75,795	9/30/2026
Parole (DOC)	IHH, LLC	3045 Aerotech Parkway	Montrose	1,278	\$17.60	\$22,493	6/30/2027
Parole (DOC)	LANN, LLC	4109 North Elizabeth Rd.	Pueblo	12,200	\$19.51	\$238,022	9/30/2026
Parole (DOC)	Debra Briels	1417 Airport Road	Rifle	1,852	\$13.20	\$24,446	6/30/2027
Parole (DOC)	BJ Hase Investments, LLC	226 North 3rd Street	Sterling	3,185	\$21.71	\$69,146	6/30/2028
Parole (DOC)	City of Westminster	8800 Sheridan Blvd	Westminster	29,364	\$3.05	\$89,560	7/25/2027
Correctional Industries (DOC)	ICON Owner Pool 6 West/Southwest, LLC	11111 East 53rd Street	Denver	15,382	\$7.12	\$109,520	8/31/2026
Department of Corrections - Total				279,056		\$5,362,708	
DEPARTMENT OF HEALTH CARE POLICY & FINANCE							
HCPF	KW Fund V - 303 17th Ave, LLC	303 E. 17th Avenue, Suite 335	Denver	847	\$26.62	\$22,548	3/31/2025
HCPF	KW Fund V - 303 17th Ave, LLC	303 E. 17th Avenue, Suite 700	Denver	25,935	\$26.62	\$690,390	3/31/2025
HCPF	KW Fund V - 303 17th Ave, LLC	303 E. 17th Avenue, Suite 1000	Denver	19,084	\$26.62	\$508,016	3/31/2025
HCPF	KW Fund V - 303 17th Ave, LLC	303 E. 17th Avenue, Suite 1060	Denver	7,241	\$26.62	\$192,755	3/31/2025
HCPF	KW Fund V - 303 17th Ave, LLC	303 E. 17th Avenue, 11th floor	Denver	25,911	\$26.62	\$689,751	3/31/2025
HCPF	KW Fund V - 303 17th Ave, LLC	303 E. 17th Avenue, 12th floor	Denver	24,688	\$26.62	\$657,195	3/31/2025
Department of Health Care Policy & Finance - Total				103,706		\$2,760,655	
DEPARTMENT OF HIGHER EDUCATION							
CDHE	TREA 1600 BROADWAY LLC	1600 Broadway, #2200	Denver	18,182	\$28.50	\$518,187	1/31/2029
Department of Higher Education - Total				18,182		\$518,187	

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES**

December 2024

Agency/Institution	Lessor	Street Address	City	Size Sq. Ft. or Acres	Cost (\$/SF)	Annual Rent	Lease Expiration
DEPARTMENT OF HUMAN SERVICES							
Disability Determination Services (DHS)	3131 South Vaughn Way, LP	3190 S. Vaughn Way	Aurora	47,179	\$21.87	\$1,031,805	12/31/2030
Youth Services (DHS)	Colorado Springs Tweed, LLC	2205 Executive Circle	Colorado Springs	5,500	\$19.04	\$104,720	5/31/2028
Youth Services (DHS)	Toma Alliance Group, LLC	2864 S. Circle Drive	Colorado Springs	4,513	\$21.47	\$96,894	10/30/2027
Youth Services (DHS)	Office One, Ltd	2629 Redwing Road	Fort Collins	1,495	\$19.60	\$29,302	12/31/2025
Youth Services (DHS)	Venture II, LLC	801 Grand Avenue	Grand Junction	5,528	\$17.32	\$95,745	6/30/2025
DHS Administration	GJ Partners, LLC	3199 D Road	Grand Junction	6,336	\$16.79	\$106,381	5/31/2028
DHS Administration	Knight & Durmas Properties, LLC	2155 H Road	Grand Junction	11,711	\$15.22	\$178,241	5/31/2028
Youth Services (DHS)	Colorado Recovery Properties, Ltd. V Partnership	710 11th Avenue	Greeley	3,346	\$14.67	\$49,086	12/31/2024
Youth Services (DHS)	WC Huron Denver, LP	700 West 84th Avenue, Suite 700	Thornton	3,434	\$17.10	\$58,721	2/29/2028
DHS Administration	U.S. Dept of Veterans Affairs	3685 Oxford Ave	Denver	10,668	\$10.00	\$106,680	9/25/2024
Department of Human Services - Total				99,710		\$1,857,576	
DEPARTMENT OF LABOR AND EMPLOYMENT							
CDLE - Administration	621 17th Street Operating Company, LLC	621 17th Street	Denver	6,840	\$21.77	\$148,907	6/30/2025
CDLE - Administration	633 17th Street Operating Company, LLC	633 17th Street	Denver	172,240	\$21.29	\$3,666,990	6/30/2025
CDLE - Administration	633 17th Street Operating Company, LLC	633 17th Street	Denver	12,324	\$25.96	\$319,931	6/30/2025
Division of Unemployment Insurance (CDLE)	Executive Office Park Holdings LLC	1295 Kelly Johnson Blvd., #250	Colorado Springs	1,069	\$20.50	\$21,915	9/30/2024
Division of Vocational Rehabilitation (CDLE)	Stone Investments, LLC	305 Murphy Drive	Alamosa	2,000	\$16.42	\$32,840	6/30/2027
Division of Vocational Rehabilitation (CDLE)	Aurora Park Plaza 2, LLC	1102 Main	Aurora	3,149	\$15.32	\$48,243	6/30/2027
Division of Vocational Rehabilitation (CDLE)	Alturas Garden Gateway LLC	1365 West Garden of the Gods Road	Colorado Springs	9,447	\$19.77	\$186,767	11/30/2026
Division of Vocational Rehabilitation (CDLE)	CAFFA Enterprises, Phase I, LLLP	2211 W. Evans Avenue	Denver	26,384	\$22.35	\$589,682	7/31/2025
Division of Vocational Rehabilitation (CDLE)	Kona Properties, LLC	160 Rock Point Drive	Durango	1,722	\$26.10	\$44,944	9/30/2024
Division of Vocational Rehabilitation (CDLE)	Jefferson County Division of Property Management	3500 Illinois Street	Golden	4,795	\$18.00	\$86,310	3/31/2027
Division of Vocational Rehabilitation (CDLE)	Weld County	315 N 11th Avenue	Greeley	120	\$41.67	\$5,000	6/30/2026
Division of Vocational Rehabilitation (CDLE)	H4O Investments, LLC	825 2nd Avenue	Limon	960	\$14.05	\$13,488	8/31/2025
Division of Vocational Rehabilitation (CDLE)	BPA Office Investors, LLC	825 Delaware Ave.	Longmont	2,200	\$26.22	\$57,684	4/30/2028
Division of Vocational Rehabilitation (CDLE)	FDC Office II LLC	5250 Hans Peak Dr	Loveland	3,538	\$26.97	\$95,420	6/30/2026
Division of Vocational Rehabilitation (CDLE)	CHP Metro North, LLC	11990 Grant Street	Northglenn	5,183	\$29.66	\$153,728	7/31/2024
Division of Vocational Rehabilitation (CDLE)	Mozart Investments LLC	720 North Main	Pueblo	6,116	\$17.16	\$104,951	6/30/2025

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES**

December 2024

Agency/Institution	Lessor	Street Address	City	Size Sq. Ft. or Acres	Cost (\$/SF)	Annual Rent	Lease Expiration
DEPARTMENT OF LABOR AND EMPLOYMENT CONT.							
Jobs for Veterans Grant Program (CDLE)	Volunteers of America	1247 Santa Fe Drive	Denver	shared	N/A	\$5,220	12/31/2024
Jobs for Veterans Grant Program (CDLE)	Crystal Springs, LLC	1457 Martin Avenue	Burlington	1,540	\$6.26	\$9,640	6/30/2028
Rural Workforce Consortium (CDLE)	Upper Arkansas Council of Governments, Inc.	3224 Independence Road	Cañon City	4,000	\$7.00	\$28,000	6/30/2024
Rural Workforce Consortium (CDLE)	David W. and Deborah Duncan	20 West North Street	Cortez	1,200	\$9.48	\$11,376	6/30/2026
Rural Workforce Consortium (CDLE)	Thomas Chairez and Carolyn Chairez	206 Ute Street	Delta	2,400	\$13.21	\$31,704	6/30/2024
Rural Workforce Consortium (CDLE)	Probst Ventures LLC	331 S. Camino del Rio	Durango	3,000	\$24.00	\$72,000	9/30/2024
Rural Workforce Consortium (CDLE)	Edwards Plaza, LLC	69 Edwards Access Road	Edwards	780	\$34.05	\$26,559	2/28/2025
Rural Workforce Consortium (CDLE)	Heagney, Joseph Dean	426 Ensign Street	Fort Morgan	3,152	\$8.99	\$28,336	6/30/2025
Rural Workforce Consortium (CDLE)	HCG Holdings LLC	401 23rd Street	Glenwood Springs	2,417	\$23.84	\$57,621	4/30/2025
Rural Workforce Consortium (CDLE)	LA CANON, LLC	308 Santa Fe Avenue	La Junta	5,802	\$8.19	\$47,518	6/30/2025
Rural Workforce Consortium (CDLE)	City of Lamar	405 E. Olive Street	Lamar	2,315	\$7.98	\$18,474	6/30/2026
Rural Workforce Consortium (CDLE)	Colorado Mountain College	901 South HWY 24	Leadville	365	\$20.98	\$7,658	12/31/2025
Rural Workforce Consortium (CDLE)	Town of Meeker	345 Market Street	Meeker	184	\$11.86	\$2,182	6/30/2027
Rural Workforce Consortium (CDLE)	Joshua Warren Kanen	2079 Sherman Avenue	Monte Vista	1,768	\$10.23	\$18,087	5/31/2025
Rural Workforce Consortium (CDLE)	Blaine & Barbara Calder	1551 Ogden Rd	Montrose	1,891	\$31.37	\$59,321	6/30/2026
Rural Workforce Consortium (CDLE)	Midtown RLLLP	1045 W. 6th St	Pueblo	9,040	\$18.83	\$170,223	10/31/2028
Rural Workforce Consortium (CDLE)	Sundance Plaza LLC	425 Anglers Drive	Steamboat Springs	1,033	\$28.45	\$29,389	6/30/2024
Rural Workforce Consortium (CDLE)	ERT Properties, LLC	100 Broadway #24	Sterling	2,379	\$9.55	\$22,719	7/31/2026
Rural Workforce Consortium (CDLE)	John E. Anderson and Deborah A. Anderson	140 N. Commercial	Trinidad	4,000	\$5.53	\$22,120	1/31/2025
Rural Workforce Consortium (CDLE)	Huerfano RE-1 School District	201 E. 5th St.	Walsenburg	480	\$11.26	\$5,405	6/30/2024
Rural Workforce Consortium (CDLE)	Quintech LLC	529 North Albany Street	Yuma	768	\$12.29	\$9,439	6/30/2028
Department of Labor and Employment - Total				306,601		\$6,259,791	
DEPARTMENT OF LOCAL AFFAIRS							
Department of Local Affairs	San Luis Valley Development Resources Group & Council of Governments	610 State Street	Alamosa	291	\$22.68	\$6,600	6/30/2025

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
 FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
 COMMERCIAL LEASES**

December 2024

Agency/Institution	Lessor	Street Address	City	Size Sq. Ft. or Acres	Cost (\$/SF)	Annual Rent	Lease Expiration
DEPARTMENT OF LOCAL AFFAIRS CONT.							
Department of Local Affairs	Pueblo Union Depot, Inc.	222 West. B Street	Pueblo	800	\$20.50	\$16,400	6/30/2025
Department of Local Affairs	Sterling Downtown Improvement Corporation	109 N. Front Street	Sterling	500	\$12.60	\$6,300	6/30/2026
Department of Local Affairs - Total				1,591		\$29,300	
DEPARTMENT OF MILITARY AND VETERANS AFFAIRS							
Division of National Guard (DMVA)	Montrose County Airport Authority	12147 6390 Road	Montrose	N/A	N/A	\$0	1/14/2040
Division of National Guard (DMVA)	City of Aurora	51 South Potomac St.	Aurora	N/A	N/A	\$1	11/30/2064
Division of National Guard (DMVA)	City and County of Denver	5275 Franklin Street	Denver	N/A	N/A	\$1	5/31/2052
Division of National Guard (DMVA)	County of Eagle	315 North Airport Road	Gypsum	N/A	N/A	\$1	12/31/2070
Division of National Guard (DMVA)	Board of County Commissioners Montrose	2100 Airport Road	Montrose	N/A	N/A	\$10	6/4/2028
Division of National Guard (DMVA)	City of Rocky Ford	720 Main Street	Rocky Ford	N/A	\$0.00	\$0	8/31/2049
Division of Veterans Affairs	Schaal Investments LLC	942 Rose Ave	Burlington	168	\$16.75	\$2,814	12/31/2024
Division of Veterans Affairs	Southwest Institute for Education and Conservation Building	701 Camino Del Rio, Suite 106	Durango	138	\$16.97	\$2,337	12/31/2023
Division of National Guard (DMVA)	The Mart LLP	6436 S Highway 85-87	Fountain	1,500	\$23.64	\$35,460	10/31/2024
Division of National Guard (DMVA)	CWC Income Properties 6, LLC	3489 West 10th Street	Greeley	800	\$25.50	\$20,400	6/30/2024
Division of National Guard (DMVA)	Arko Colorado, LLC	12810 W Alameda Parkway	Lakewood	1,460	\$26.47	\$38,646	9/30/2027
Division of National Guard (DMVA)	CBDG, LLC	18671 E. Main Street	Parker	1,440	\$28.10	\$40,464	1/31/2026
Division of National Guard (DMVA)	Old Vine-Pinnacle Associates LLC	550 Thornton Parkway	Thornton	1,334	\$22.11	\$29,495	9/30/2025
Department of Military and Veterans Affairs - Total				6,840		\$169,629	
DEPARTMENT OF NATURAL RESOURCES							
DNR Avalanche Information Center	K Cuatro LLC	804 HWY 133	Carbondale	100	\$17.34	\$1,734	6/30/2025
DNR Avalanche Info. Center	Big Al's Mini Storage, LLC	500 East 12th St.	Leadville	220	\$18.55	\$4,081	6/30/2025
DNR Parks and Wildlife	Beemer Storage, LLC	62569 E. Jig Road	Montrose	360	\$4.00	\$1,440	6/30/2026
DNR Parks and Wildlife	Alpine Corporation of Steamboat	1934 13th Street	Steamboat Springs	200	\$13.20	\$2,640	12/31/2027
DNR Water Resources	Leo O. Price c/o Century Property Management	505 20th Street	Alamosa	1,650	\$4.29	\$7,079	12/31/2028
DNR Water Resources	goHomePort Camelot, LLC	4075 Camelot Circle	Longmont	800	\$9.59	\$7,672	6/30/2027
DNR Water Resources	Black Canyon Storage, LLC	13945 6700 Road	Montrose	200	\$9.06	\$1,812	6/30/2024
DNR Water Resources	Copper Ridge Mini-Storage, LLC	2530 Copper Ridge Drive, Unit 61	Steamboat Springs	100	\$24.21	\$2,421	6/30/2025
DNR Avalanche Info. Center	Highland Property Co. LLC	1428 Greene Street	Silverton	490	\$11.79	\$5,777	6/30/2025
DNR Colorado State Board of Land Commissioners	MG Mullins & Company	918 4th Street, Suite B	Alamosa	735	\$14.27	\$10,488	6/30/2029

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES**

December 2024

Agency/Institution	Lessor	Street Address	City	Size Sq. Ft. or Acres	Cost (\$/SF)	Annual Rent	Lease Expiration
DNR Colorado State Board of Land Commissioners	Barry J. Payant	360 Oak Avenue, Suite 110	Eaton	920	\$12.41	\$11,417	6/30/2025
DNR Colorado State Board of Land Commissioners	Arroyo de Oro	4718 North Elizabeth Street	Pueblo	1,359	\$19.17	\$26,052	6/30/2024
DNR Colorado State Board of Land Commissioners	The Board of Governors of the Colorado State University System	2667 Copper Ridge Circle #1	Steamboat Springs	600	\$36.05	\$21,630	6/30/2026
DNR Colorado State Board of Land Commissioners	Richard Allen Jackson	318 West Main Street	Sterling	1,368	\$10.17	\$13,913	6/30/2026
DNR Energy and Carbon Management Commission	Chancery Sentinel, LLC	1120 Lincoln Street	Denver	30,538	\$28.60	\$873,387	6/30/2028
DNR Parks and Wildlife	50 West LLC	7405 W Hwy 50	Salida	2,891	\$14.55	\$42,064	6/30/2024
DNR Parks and Wildlife	MITCO, LLC	925 Weiss Drive	Steamboat Springs	4,272	\$21.16	\$90,396	5/31/2027
DNR Reclamation Mining & Safety	P&L Properties, LLC	101 South 3rd	Grand Junction	1,985	\$15.74	\$31,244	6/30/2027
DNR Water Resources	Stone Investments, LLC	301 Murphy Drive, Suite A	Alamosa	4,932	\$22.67	\$111,808	6/30/2028
DNR Water Resources	Grand Mesa Water Users Association	980 W. Main Street	Cedaredge	1,014	\$11.99	\$12,158	6/30/2024
DNR Water Resources	Dolores Water Conservancy District	60 South Cactus Street	Cortez	4,500	\$7.75	\$34,875	6/30/2026
DNR Water Resources	S5 Properties, LLC	437 Yampa Ave	Delta	481	\$13.49	\$6,489	6/30/2025
DNR Water Resources	Kona Properties, LLC and Leigh Kuleana, Inc.	160 Rockpoint Drive	Durango	3,897	\$26.36	\$102,725	6/30/2027
DNR Water Resources	Glenwood Partnership, LLLP	202 Center Drive	Glenwood Springs	4,400	\$28.10	\$123,640	6/30/2025
DNR Water Resources	Granby Centennial Building	70-F East Agate Avenue	Granby	453	\$19.36	\$8,770	6/30/2025
DNR Water Resources	Reece Investments, LLC	2768 Compass Drive, Suite 102	Grand Junction	402	\$20.08	\$8,072	6/30/2027
DNR Water Resources	B465 Investments, LLC	1809 56th Avenue	Greeley	8,547	\$18.56	\$158,632	6/30/2026
DNR Water Resources	Colorado Bank & Trust Company of La Junta	301 Colorado Avenue	La Junta	1,391	\$17.72	\$24,649	6/30/2024
DNR Water Resources	West 6th Avenue Properties, Inc.	7711 W. 6th Avenue	Lakewood	1,450	\$11.71	\$16,980	10/31/2025
DNR Water Resources	Jaamms, LLC	905 3rd Avenue	Monte Vista	570	\$12.47	\$7,108	6/30/2027
DNR Water Resources	Five River Property, LLC	1541 Oxbow Drive	Montrose	2,193	\$21.40	\$46,930	6/30/2025
DNR Water Resources	Malts, LLC	46 Eaton Drive	Pagosa Springs	425	\$17.05	\$7,246	6/30/2024
DNR Water Resources	Security Service Federal Credit Union	310 E. Abirendo Avenue	Pueblo	6,405	\$17.93	\$114,842	6/30/2025
DNR Water Resources	Flying X Cattle Co. Inc.	210 4th Street	Saguache	238	\$15.37	\$3,658	6/30/2025
DNR Water Resources	MITCO, LLC	925 Weiss Drive	Steamboat Springs	1,413	\$23.46	\$33,149	6/30/2026
DNR Water Resources	ERT Properties, LLC	100 Broadway, Suite 1D	Sterling	2,366	\$10.67	\$25,245	6/30/2026
DNR Water Resources	Central Park Mgmt. Inc Copper Ridge Storage	2530 Copper Ridge Drive	Steamboat Springs	100			6/30/2025
DNR Water Resources	Leo O. Price c/o Century Properties	505 Twentieth Street	Alamosa	1,650			12/31/2028
DNR Water Resources	Go Home Port	4075 Camelot Circle	Longmont	800			6/30/2027
DNR Water Resources	Black Canyon	13945 6700 Road	Montrose	200			6/30/2024
Department of Natural Resources - Total				96,615		\$2,002,222	

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES**

December 2024

Agency/Institution	Lessor	Street Address	City	Size Sq. Ft. or Acres	Cost (\$/SF)	Annual Rent	Lease Expiration
DEPARTMENT OF PERSONNEL & ADMINISTRATION (DPA)							
DPA Administrative Courts	TOMA Alliance Group, LLC	2864 S. Circle Drive	Colorado Springs	4,350	\$19.99	\$86,957	8/31/2025
Personnel and Administration - Total				4,350		\$86,957	
DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT							
DPHE Administration	Glendale CO I SGF, LLC	4300 Cherry Creek Drive South	Glendale	312,338	\$22.70	\$7,090,073	4/30/2026
DPHE Administration	Glendale CO I SGF, LLC	4300 Cherry Creek Drive South	Glendale	6,661	\$24.50	\$163,195	4/30/2026
DPHE Administration	Glendale CO I SGF, LLC	710 South Ash Street	Glendale	36,688	\$25.50	\$935,544	4/30/2026
DPHE Air Pollution Control	Freund Investments	15608 E. 18th Avenue	Aurora	12,000	\$11.57	\$138,840	2/28/2025
DPHE Air Pollution Control	2450 BBC, LLC	2450 W. 2nd Avenue	Denver	7,544	\$11.35	\$85,624	12/31/2026
DPHE Air Pollution Control	Oaklands Park Place, LLC	134 F Street	Salida	253	\$29.88	\$7,560	6/30/2028
DPHE Air Pollution Control	FR Dessau LLC	9500 W 49th Ave.	Wheat Ridge	9,514	\$14.71	\$139,951	10/31/1930
DPHE Water Quality	Steamboat Gateway, LLC	330 South Lincoln Avenue	Steamboat Springs	168	\$45.98	\$7,725	3/31/2025
DPHE Air Pollution Control	City and County of Denver	21st and Broadway	Denver	100	\$1.00	\$100	1/31/2026
Department of Public Health & Environment - Total				385,266		\$8,568,611	
DEPARTMENT OF PUBLIC SAFETY							
DPS FPC	Fremont County	60298 Hwy 50 (hangar)	Penrose	6,300	\$6.00	\$37,800	6/30/2025
DPS FPC	Fremont County	60298 Hwy 50 (ground)	Penrose	6,000	\$0.30	\$1,800	6/30/2025
DPS CBI	E-470 Public Highway Authority	14470 E. E-470 Beltway	Englewood	760	\$17.76	\$13,498	6/30/2025
DPS CBI	EKG Properties LLC	486 Morning Glory Lane	Grand Junction	4,500	\$8.45	\$38,025	6/30/2027
DPS CSP	New Windermere QOZB, LLC	4550 S Windermere	Englewood	32,761	\$14.18	\$464,551	9/30/2032
DPS CSP	Ahmad Ebrahim Shirazi	160 12th Street SW, Suites 101, 105	Loveland	2,250	\$9.05	\$20,363	6/30/2026
DPS CSP	Summit County Commissioners	Lot 2, Parcel 4 County Commons	Summit County		N/A	\$100	6/30/2053
DPS DHSEM	DCT Summit LLC	17851 E. 40th Ave.	Aurora	82,131	\$9.88	\$811,454	6/30/2026
DPS DHSEM	"ICON OWNER POOL 6 WEST/SOUTHWEST, LLC"	11111 East 53rd Avenue	Denver	37,217	\$7.01	\$260,891	6/30/2026
DPS FPC	1301 West Ave, LLC	1301 West Ave & 1031 West Ave	Alamosa	5,200	\$4.68	\$24,336	6/30/2026
DPS FPC	City of Loveland	4900 Earhart Road	Loveland		\$0.26	\$8,195	3/31/2035
DPS FPC	Montrose County	1671 64.50 Road	Montrose	4,000	\$6.00	\$24,000	6/30/2025
DPS FPC	City of Pueblo	31501 Bryan Circle	Pueblo	30,615	\$0.20	\$6,123	6/30/2027
DPS FPC	Rifle Garfield County Airport	0375 County Road 352, Bldg. 2060	Rifle	5,239	\$11.30	\$59,201	6/30/2028
DPS FPC	Rifle Garfield County Airport	0375 County Road 352. Bldg. 1050B	Rifle	780	\$5.72	\$4,462	6/30/2027
DPS FPC	Rifle Garfield County Airport	0375 County Road 352. #2065-A, Building 2060	Rifle	7,000	\$1.84	\$12,898	6/30/2024
DPS FPC	Progressive Preservation, LLC	1712 13th St., Unit 1	Steamboat Springs	3,783	\$17.65	\$66,770	6/30/2026
DPS FPC	Windsor Center, LLC	7835 Greendale Road	Windsor	12,875	\$23.54	\$303,078	6/30/2024
DPS FPC	Windsor Center, LLC	7385 Greendale Road, Suite 103	Windsor	12,839	\$22.22	\$285,283	6/30/2024
DPS CBI	126 Rock Point, LLC	126 Rock Point Drive	Durango	1,200	\$13.52	\$16,224	6/30/2028
DPS CBI	Radix MetaSystems	325 Inverness Drive, South	Englewood	1,975	\$26.78	\$52,891	6/30/2027
DPS CBI	Crail Capital LLC	12265 W. Bayaud Avenue	Lakewood	10,674	\$20.55	\$219,351	6/30/2025
DPS CBI	R.P.W. LLC	710 Kipling Street, Suite 203	Lakewood	2,672	\$22.35	\$59,719	6/30/2025
DPS CBI	Milestone Building, LLC	1404 Hawk Parkway, #312	Montrose	762	\$30.76	\$23,439	6/30/2028
DPS CBI	Milestone Building, LLC	1404 Hawk Parkway, #319	Montrose	441	\$30.76	\$13,565	6/30/2028
DPS CBI	E+W Investment, LLC	200 S Santa Fe Drive	Pueblo	7,000	\$11.94	\$83,580	6/30/2028
DPS Criminal Justice	R.P.W. LLC	710 Kipling Street #200	Lakewood	6,311	\$23.04	\$145,405	6/30/2026

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES

December 2024

Agency/Institution	Lessor	Street Address	City	Size Sq. Ft. or Acres	Cost (\$/SF)	Annual Rent	Lease Expiration
DEPARTMENT OF PUBLIC SAFETY CONT.							
DPS CSP	Boulder Rural Fire Protection District	6230 Lookout Road, Suite A	Boulder	1,600	\$18.00	\$28,800	6/30/2028
DPS CSP	Adventures Impossible, LLC	505 Antero Circle	Buena Vista	1,430	\$11.44	\$16,359	6/30/2026
DPS CSP	City of Burlington	484 15th Street	Burlington	1,452	\$8.06	\$11,703	6/30/2029
DPS CSP	William Scotsman	1185 CR 16	Fairplay	720	\$6.94	\$4,997	6/30/2029
DPS CSP	City of Florence	600 W. Third Street	Florence	2,400	\$7.05	\$16,920	6/30/2029
DPS CSP	Marmi LTD	234 N. Main, Suite 2E	Gunnison	825	\$13.59	\$11,212	6/30/2026
DPS CSP	West Grand School District	304 12th Street	Kremmling	1,100	\$12.52	\$13,772	6/30/2029
DPS CSP	City of La Junta	617 Raton Avenue	La Junta	1,451	\$4.49	\$6,515	6/30/2028
DPS CSP	R.P.W. LLC	710 Kipling Street #106	Lakewood	1,401	\$19.47	\$27,277	6/30/2026
DPS CSP	Washington Street Commercial Park LLC	310 E. Washington Street (Building A)	Lamar	5,675	\$5.20	\$29,510	6/30/2026
DPS CSP	Washington Street Commercial Park LLC	310 E. Washington Street (Building C)	Lamar	1,798	\$1.59	\$2,859	6/30/2026
DPS CSP	Bean & Tirico, LLC	46 Eaton Drive, Suite 1-A	Pagosa Springs	1,084	\$14.68	\$15,913	6/30/2027
DPS CSP	Department of Wildlife	70 State Road 502	Walsenberg	273	\$6.60	\$1,802	6/30/2025
DPS CSP	City of Yuma	910 S Main Street (211 & 212)	Yuma	1,125	\$6.00	\$6,750	6/30/2025
DPS DHSEM	Waterview I-III LLC	8000 S. Chester #575	Centennial	6,486	\$25.00	\$162,150	6/30/2027
DPS DHSEM	Betty I. Larrick and Becky Haley	218 State Street, Suite 1	Fort Morgan	745	\$11.98	\$8,925	6/30/2025
DPS FPC	Timberline Fire Protection District	448 Pine Drive	Black Hawk	3,600	\$14.28	\$51,408	3/31/2029
DPS FPC	El Paso Board of County Commissioners	3755 Mark Dabling Blvd.	Colorado Springs	7,501	\$11.71	\$87,837	6/30/2026
DPS FPC	Grand Fire Protection District No.1	501 Grand County Road	Granby	3,508	\$18.81	\$65,985	6/30/2026
DPS FPC	R.P.W. LLC	710 Kipling St., Suite 204	Lakewood	2,729	\$23.04	\$62,876	6/30/2026
DPS FPC	Paul L. Bradburn and Daniel L. Bradburn, Jr.	2065 E. Main Street, Suite A	Montrose	4,089	\$8.03	\$32,835	6/30/2025
DPS FPC	FCP Steamboat, LLC	1169 Hilltop Parkway, 104E	Steamboat Springs	267	\$50.88	\$13,585	6/30/2024
DPS FPC	FCP Steamboat, LLC	1169 Hilltop Parkway, 104A	Steamboat Springs	267	\$50.88	\$13,585	6/30/2024
DPS FPC	Sterling Rural Fire Protection District	125 Edwards Avenue	Sterling	2,000	\$12.00	\$24,000	7/31/2025
DPS FPC	City of Yuma	910 S Main Street (210)	Yuma	950	\$6.00	\$5,700	6/30/2024
DPS FPC	Paul L. Bradburn and Daniel L. Bradburn, Jr.	2065 E. Main Street, Parking	Montrose	N/A	N/A	\$4,800	6/30/2025
DPS FPC	Paul L. Bradburn and Daniel L. Bradburn, Jr.	2065 E. Main Street, Suite C	Montrose	4,425	\$8.03	\$35,533	6/30/2025
Department of Public Safety - Total				344,186		\$3,820,607	
DEPARTMENT OF REGULATORY AGENCIES							
DORA	Civic Center Owner, LLC	1560 Broadway	Denver	305	\$12.00	\$3,660	3/31/2027
DORA	Civic Center Owner, LLC	1560 Broadway	Denver	165,764	\$19.50	\$3,232,398	3/31/2027
Department of Regulatory Agencies - Total				166,069		\$3,236,058	
DEPARTMENT OF REVENUE							
DOR Lottery	Midtown RLLLP	225 N. Main Street and 212 W. 3rd Street	Pueblo	16,966	\$20.89	\$354,420	6/30/2026
DOR Marijuana Enforcement	Canyon View Marketplace, LLC	632 Market Street	Grand Junction	2,670	\$29.23	\$78,044	9/30/2024

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES**

December 2024

Agency/Institution	Lessor	Street Address	City	Size Sq. Ft. or Acres	Cost (\$/SF)	Annual Rent	Lease Expiration
DOR Marijuana Enforcement and Special Business Group	Cole Center LLC	1697 and 1707 Cole Blvd, Suites 200, 300	Golden	42,384	\$27.75	\$1,176,156	9/30/2030
DOR Motor Vehicle Division	Del Sol Plaza, LLC	702-718 Del Sol Drive	Alamosa	2,590	\$24.16	\$62,574	9/30/2025
DOR Motor Vehicle Division	PTT Properties, LLC	14391 E. Fourth Avenue	Aurora	5,744	\$21.87	\$125,621	8/31/2027
DOR Motor Vehicle Division	Big News, LLC	2850 Iris Avenue	Boulder	3,026	\$35.52	\$107,484	12/31/2024
DOR Motor Vehicle Division	Westside CC, LLC	127 Justice Center Road	Cañon City	1,084	\$20.97	\$22,731	12/31/2025
DOR Motor Vehicle Division	Arapahoe Village LLC	5030-5290 East Arapahoe Road	Centennial	4,980	\$34.38	\$171,212	9/30/2030
DOR Motor Vehicle Division	Cortez Plaza, LLC	2210 E. Main Street	Cortez	936	\$16.48	\$15,425	6/30/2025
DOR Motor Vehicle Division	Raftopolous Rentals, LLC	555 Breeze Street	Craig	821	\$30.77	\$25,262	12/31/2024
DOR Motor Vehicle Division	Delta County	501 Palmer Street	Delta	1,001	\$5.44	\$5,445	6/30/2026
DOR Motor Vehicle Division	City and County of Denver (Denver Properties Least Trust)	4685 Peoria Street	Denver	2,583	\$30.14	\$77,852	11/30/2026
DOR Motor Vehicle Division	Probst Ventures LLC	331 S. Camino del Rio	Durango	1,785	\$36.28	\$64,760	6/30/2027
DOR Motor Vehicle Division	William F. Larrick Testamentary Marital Trust	218 East Kiowa	Fort Morgan	1,217	\$18.54	\$22,563	6/30/2028
DOR Motor Vehicle Division	Summit County Government	0037 CR 1005	Frisco	655	\$33.28	\$21,798	6/30/2025
DOR Motor Vehicle Division	Wood King LLLP	51027 Hwy 6 and 24, Suite 250	Glenwood Springs	2,116	\$36.69	\$77,636	12/31/2028
DOR Motor Vehicle Division	The Oak Group, LP	16950 W. Colfax Avenue	Golden	4,122	\$49.00	\$201,978	9/30/2026
DOR Motor Vehicle Division	Sonja M. McTeague Trust	2320 Reservoir Road	Greeley	4,849	\$30.00	\$145,470	6/30/2026
DOR Motor Vehicle Division	Gunnison Wolf QOF, LLC	302 North Main St	Gunnison	724	\$15.19	\$10,998	6/30/2025
DOR Motor Vehicle Division	Otero County Board of Commissioners	13 W. 3rd Street	La Junta	743	\$16.71	\$12,416	12/31/2024
DOR Motor Vehicle Division	Avatar Westgate, LP	3265 S. Wadsworth Blvd., #3A & 3B	Lakewood	16,081	\$18.71	\$300,876	3/31/2027
DOR Motor Vehicle Division	Shelton Property Investments, LLC	3505 S. Main St.	Lamar	1,492	\$22.30	\$33,272	12/31/2029
DOR Motor Vehicle Division	Kane Company, LLC	917 S. Main Street	Longmont	2,304	\$26.05	\$60,019	3/31/2025
DOR Motor Vehicle Division	PG LLC and Palmer Plaza, LLC	118 E. 29th Street	Loveland	4,009	\$26.28	\$105,357	6/30/2026
DOR Motor Vehicle Division	Colorado Group LLC	2305 S. Townsend Ave.	Montrose	1,170	\$24.65	\$28,841	12/31/2026
DOR Motor Vehicle Division	Cottonwood Mountain LLC	17924 Cottonwood Drive	Parker	3,638	\$41.82	\$152,141	6/30/2027
DOR Motor Vehicle Division	City of Salida	448 East First Street	Salida	532	\$22.20	\$11,810	6/30/2026
DOR Motor Vehicle Division	Sundance Plaza LLC	425 Anglers Drive	Steamboat Springs	720	\$29.95	\$21,564	6/30/2026
DOR Motor Vehicle Division	Kenneth Guerin and Vicki Guerin	714 W. Main Street	Sterling	1,200	\$22.60	\$27,120	6/30/2028
DOR Motor Vehicle Division	Las Animas County Board of Commissioners	200 E. First Street, Suite V	Trinidad	624	\$10.40	\$6,490	6/30/2025
DOR Motor Vehicle Division	Adams County Colorado	12200 N Pecos Street	Westminster	3,501	\$30.00	\$105,030	6/30/2028
DOR Motor Vehicle Division	Kaatz Associates II, LLLP dba Summit Square II LLC and Summit Square III LLC	8430 Federal Boulevard	Westminster	3,536	\$24.09	\$85,182	6/30/2026
DOR Regional Service Center	Manhattan Venture LLC	2447 N. Union Blvd	Colorado Springs	13,127	\$19.25	\$252,695	6/30/2028
DOR Regional Service Center	Legacy Plaza Office Park, LLC as nominee for 3842 Mason St. LLC, Rockstone Leasing, LLC, Midtown Associates, LLC as TIC	3030 S. College Avenue, Suites 100/101	Fort Collins	9,540	\$28.94	\$276,088	6/30/2026
DOR Regional Service Center	Midtown RLLLP	827 West 4th Street	Pueblo	4,670	\$23.14	\$108,064	6/30/2029
DOR Lottery	BKM Valley BC 243, LLC	700 W. Mississippi Avenue, D-1, D-2	Denver	11,462	\$10.24	\$117,371	6/30/2026
DOR Lottery	Santa Fe 250, LLC	250 S. Santa Fe	Pueblo	29,558	\$8.91	\$263,362	6/30/2026
Department of Revenue - Total				208,160		\$4,735,125	

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES**

December 2024

Agency/Institution	Lessor	Street Address	City	Size Sq. Ft. or Acres	Cost (\$/SF)	Annual Rent	Lease Expiration
DEPARTMENT OF STATE							
DOS (Secretary of State's Office)	BCSP 1700 Broadway Property LLC	1700 Broadway, Suite 550	Denver	45,778	\$33.72	\$1,543,634	11/30/2031
Department of State - Total				45,778		\$1,543,634	
GOVERNOR'S OFFICE							
Governor's Office OIT	United States Department of the Interior BLM	T. 35 N., R. 12 W., sec. 6, SW1/4SE1/4; T. 35 N., R. 12 W., sec. 7, W1/2NE1/4, E1/2NW1/4 and E1/2SE1/4; T. 35 N., R. 12 W., sec. 18, N1/2NE1/4; T. 36 N., R. 12 W., sec. 32, S1/2NW1/4SW1/4 and S1/2SW1/4.	La Plata & Montezuma Counties	8.6 acres	\$0.00	\$0	6/14/2051
Governor's Office Community Service (Serve CO)	TR Denver Financial Center LLC	1776 Lincoln Street, #800	Denver	1,992	\$23.14	\$46,095	7/31/2025
Governor's Office Economic Development	TREA 1600 BROADWAY LLC	1600 Broadway, #2500	Denver	14,698	\$24.49	\$359,954	5/31/2029
Governor's Office Economic Development	TREA 1600 BROADWAY LLC	1600 Broadway Storage Units	Denver	1,675	\$12.00	\$20,100	5/31/2029
Governor's Office Economic Development	Town of Avon	100 Mikaela Way	Avon	86	\$17.44	\$1,500	6/30/2025
Governor's Office CEO	TREA 1600 BROADWAY LLC	1600 Broadway, #1960	Denver	8,261	\$30.17	\$249,234	8/31/2027
Governor's Office CEO	Denise Elliott and William Whitney	25825 Hwy 160, Suite #114	Durango	150	\$32.00	\$4,800	6/30/2024
Governor's Office - Total				26,862		\$681,683	
COLORADO SCHOOL OF MINES							
Colorado School of Mines	General Services Administration	Denver Federal Center	Denver	7,443	\$10.52	\$78,300	holdover
Colorado School of Mines	T-Mobile West, LLC	1511 Illinois Street	Golden	609	\$62.03	\$37,776	
Colorado School of Mines	1750 Jackson LLC	1750 Jackson St.	Golden	60,777	\$44.34	\$2,695,000	6/30/2050
Colorado School of Mines - Total				68,829		\$2,811,077	
COLORADO STATE UNIVERSITY							
CSU System	W & W Rentals, LLC	129 Santa Fe	Alamosa	1,770	\$9.47	\$16,762	12/31/2024
CSU System	William Toves and Melanie Toves	256 Senator Juan TM	Asan, Guam	1,365	\$16.26	\$22,195	12/31/2024
CSU System	PLT Holdings LLC	9769 W. 119th Drive	Broomfield	1,757	\$18.03	\$31,679	6/30/2024
CSU System	555 17th Street Investors, LLC	555 17th Street, Suites 1000	Denver	19,324	\$27.42	\$529,864	8/31/2031
CSU System	555 17th Street Investors, LLC	555 17th Street, Suite 165	Denver	1,444	\$38.36	\$55,392	9/30/2031
CSU System	Poudre Valley Health Care, Inc.	1024 South Lemay Ave., Suite 1134	Fort Collins	143	\$26.78	\$3,830	6/30/2024
CSU System	Terra Management, LLC	172 N. College Avenue	Fort Collins	3,200	\$14.50	\$46,400	12/31/2021
CSU System	CSURF Colorado State University	2479 International Blvd., Unit D	Fort Collins	14,494	\$5.88	\$85,225	12/31/2024
CSU System	CSURF Colorado State University	2479 International Blvd., Unit B	Fort Collins	22,960	\$5.99	\$137,530	12/31/2024

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES

December 2024

Agency/Institution	Lessor	Street Address	City	Size Sq. Ft. or Acres	Cost (\$/SF)	Annual Rent	Lease Expiration
CSU System	CSURF Colorado State University	1304 S. Shields Street	Fort Collins	3,239	\$19.00	\$61,541	12/31/2024
CSU System	CSURF Colorado State University	2537 Research Blvd, Suite 100	Fort Collins	10,662	\$27.88	\$297,257	6/30/2025
CSU System	CSURF Colorado State University	2537 Research Blvd, Suite 102	Fort Collins	2,037	\$24.19	\$49,275	6/30/2025
CSU System	CSURF Colorado State University	2537 Research Blvd, Suite 103	Fort Collins	1,810	\$24.19	\$43,784	6/30/2025
CSU System	CSURF Colorado State University	2537 Research Blvd, Storage Area A	Fort Collins	150	\$12.00	\$1,800	6/30/2025
CSU System	CSURF Colorado State University	2545 Research Blvd	Fort Collins	11,391	\$17.50	\$199,343	6/30/2025
CSU System	CSURF Colorado State University	2545 Research Blvd	Fort Collins	4,600	\$19.00	\$87,400	6/30/2025
CSU System	CSURF Colorado State University	430 N. College Avenue	Fort Collins	60,653	\$7.81	\$473,700	3/31/2030
CSU System	CSURF Colorado State University	430 N. College Avenue	Fort Collins	38,509	\$0.00	\$0	3/31/2030
CSU System	CSURF Colorado State University	638 S. Sherwood	Fort Collins	24,243	\$13.20	\$320,008	6/30/2025
CSU System	CSURF Colorado State University	BNSF railroad unimproved land	Fort Collins	N/A	N/A	\$15,993	perpetuity
CSU System	CSURF Colorado State University	Bay Farm Parking Lot Parcel	Fort Collins	3.99 acres	\$0.00	\$0	6/30/2024
CSU System	CSURF Colorado State University	Centre Avenue Parking Lot	Fort Collins	14.15 acres	\$0.00	\$0	12/31/2023
CSU System	CSURF Colorado State University	3829 E. Prospect Road, bus barn	Fort Collins	9,600	\$0.00	\$0	6/30/2023
CSU System	CSURF Colorado State University	3829 E. Prospect Road, hay shed	Fort Collins	71,280	\$0.00	\$0	6/30/2024
CSU System	CSURF Colorado State University	304 W. Prospect Road	Fort Collins	264 spaces	\$0.00	\$0	8/22/2024
CSU System	CSURF Colorado State University	103 W. Prospect Road, Lots 3-9 & Lot 11, Griffin Plaza Subdivision	Fort Collins	6.26 acres	\$0.00	\$0	6/23/2026
CSU System	CSURF CO State University	2301 Research Blvd., Suite 101	Fort Collins	3,235	\$23.63	\$76,443	9/30/2025
CSU System	CSURF CO State University	2301 Research Blvd., Suite 104	Fort Collins	3,461	\$17.28	\$59,806	11/30/2024
CSU System	Larry and Donna Dee Terrell	1013 37th Avenue Court	Greeley	957	\$20.02	\$19,159	8/31/2024
CSU System	Huerfano County Government	CSFS La Veta Office Building	Huerfano County	24,829	N/A	\$300	4/30/2027
CSU System	All Star Property, Inc.	1170 S Allison St	Lakewood	647	\$24.69	\$15,974	6/30/2024
CSU System	Looking Glass LLC	7175 West Jefferson Ave.	Lakewood	2,382	\$13.00	\$30,966	2/28/2025
CSU System	CSURF CO State University	4825 Rist Canyon Rd.	LaPorte	5,424	\$0.00	\$0	5/31/2024
CSU System	Airport Vault Rancho LLC	2480 N. Decatur Blvd.	Las Vegas, NV	2,866	\$10.96	\$31,411	3/31/2024
CSU System	Airport Vault Rancho LLC	2470 N. Decatur Blvd. Ste 110	Las Vegas, NV	853	\$14.40	\$12,283	3/31/2024
CSU System	Concentus Partners, LLC	10701 Melody Drive	Northglenn	1,035	\$17.50	\$18,113	7/31/2024
CSU System	Pueblo Regional Building Department	830 North Main Street	Pueblo	1,662	\$14.97	\$24,880	12/31/2026

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES**

December 2024

Agency/Institution	Lessor	Street Address	City	Size Sq. Ft. or Acres	Cost (\$/SF)	Annual Rent	Lease Expiration
CSU System	Thin Air Inc.	7990 W. Highway 50	Salida	2,628	\$14.35	\$37,712	6/30/2027
CSU System	Schalk Development Co.	Rouse Ranch Beef Improvement Cntr	Saratoga, WY	800 acres	\$60.75	\$60,754	12/17/2028
CSU System	Schalk Development Co.	Kate Moon House	Saratoga, WY	N/A	N/A	\$12,000	8/31/2024
CSU System	CSURF Colorado State University	2667 Copper Ridge Circle #1	Steamboat Springs	3,520	\$11.10	\$39,072	6/30/2026
CSU System	Richard H. Cox	22988 State Hwy 21	Tomah, WI	6,316	\$4.05	\$25,580	10/31/2024
CSU System	Totten Rentals, LLC	137 John Sims Parkway 141D	Valparaiso, FL	1,500	\$8.00	\$12,000	6/30/2024
CSU System	Totten Rentals, LLC	137 John Sims Parkway 151D	Valparaiso, FL	1,500	\$8.00	\$12,000	6/30/2024
CSU System	USDA	Shortgrass Steppe Field Station	Weld County	40 acres	\$1.00	\$1	5/30/2027
CSU Pueblo	TOMA Alliance Group, LLC	2864 S. Circle Drive	Colorado Springs	13,422	\$13.20	\$177,170	6/30/2024
DNR CO State Forest Service	CSURF CO State University	535 S Nevada Avenue	Montrose	2,860	\$6.10	\$17,446	6/30/2024
Colorado State University - Total				383,728		\$3,144,601	
FORT LEWIS COLLEGE							
Fort Lewis College	Griffith Properties, LLC	802 Main Street	Durango	47	\$470.55	\$22,116	12/31/2025
Fort Lewis College	Main Mall LLC	835 Main Ave., Unit 220	Durango	5,220	\$20.08	\$104,818	6/30/2025
Fort Lewis College	Main Mall LLC	835 Main Ave., Unit 220, Office Units A, C, D & E	Durango	470	\$20.08	\$9,438	6/30/2025
Fort Lewis College	Main Mall LLC	835 Main Ave., Unit 221	Durango	1,230	\$18.52	\$22,780	12/31/2025
Fort Lewis College	City of Durango	802 Main Avenue	Durango	6,000	\$2.36	\$14,160	12/31/2024
Fort Lewis College	Fort Lewis College Foundation	5 Kennebec Court	Durango	4,445	\$0.00	\$12	6/30/2024
Fort Lewis College - Total				17,412		\$173,323	
METROPOLITAN STATE UNIVERSITY OF DENVER							
Metropolitan State University	HCA-HealthONE, LLC	730 Potomac, Suites 102 & 224	Aurora	6,456	\$17.29	\$111,624	6/30/2024
Metropolitan State University	965 Santa Fe Drive LLC	961-965 Santa Fe Drive	Denver	9,000	\$15.00	\$135,000	6/30/2025
Metropolitan State University	800 Kalamath, LLC (MSU Denver Foundation)	800 Kalamath St.	Denver	10,581	\$26.49	\$280,291	9/30/2027
Metropolitan State University of Denver - Total				26,037		\$526,915	
UNIVERSITY OF COLORADO							
CU - Boulder	1030 Owen Institute LLC	1030 13th Street	Boulder	13,204	\$28.08	\$370,768	8/31/2029
CU - Boulder	WaterStreet Plaza LLC	2595 Canyon Blvd, Suite 120	Boulder	1,283	\$36.94	\$47,394	6/30/2024
CU - Boulder	Wencel Building, LLC	1301 Walnut Street	Boulder	4,397	\$32.35	\$142,243	7/31/2027
CU - Boulder	Google LLC	1909 26th St., Suites 2A/2B	Boulder	5,184	\$0.00	\$0	05/31/2024
CU - Boulder	UPG Boulder East Highpoint Property Owner LLC	5425 Airport Blvd., Suite 100	Boulder	6,837	\$24.91	\$170,310	5/31/2025
CU - Boulder	Western Office Portfolio Property Owner LLC	4845 Pearl East Circle, Suites 200, 300	Boulder	16,998	\$30.13	\$512,150	4/30/2027
CU - Boulder	University of Colorado Foundation	1305 University Ave	Boulder	10,726	\$0.00	\$0	6/30/2026
CU - Colorado Springs	Barbara N. Martin	1873 Austin Bluffs Pkwy	Colorado Springs	4,533	\$15.42	\$69,899	6/30/2026
CU - Colorado Springs	James and Mary Heintz	1867 Austin Bluffs Parkway	Colorado Springs	7,940	\$13.00	\$103,220	6/30/2025
CU - Colorado Springs	Pathview, LLC	1861 Austin Bluffs Pkwy	Colorado Springs	3,840	\$15.39	\$59,098	6/30/2024
CU - Colorado Springs	Jewell Street, LLC	1831 Austin Bluffs Pkwy	Colorado Springs	5,880	\$15.55	\$91,434	6/30/2026
CU - Colorado Springs	4240 N. Nevada LLC	4240 N. Nevada St.	Colorado Springs	341	\$17.60	\$6,002	holdover
CU - Denver	TVQ Properties LLC	613 Fourth Street	Alamosa	1,240	\$9.77	\$12,115	9/30/2024

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES**

December 2024

Agency/Institution	Lessor	Street Address	City	Size Sq. Ft. or Acres	Cost (\$/SF)	Annual Rent	Lease Expiration
UNIVERSITY OF COLORADO CONT.							
CU - Denver	1189 ADBP, LLC	6303 Wadsworth Bypass	Arvada	10,208	\$20.50	\$209,264	3/31/2027
CU - Denver	Fitzsimons Redevelopment Authority	12635 E. Montview Blvd, Suite 170, 375	Aurora	6,393	\$40.50	\$258,917	11/30/2028
CU - Denver	Fitzsimons Redevelopment Authority	2115 N Scranton Street, Suite 1030 & 1035	Aurora	8,938	\$29.88	\$267,067	3/31/2030
CU - Denver	Fitzsimons Redevelopment Authority	2115 N Scranton Street, Suite 1040 & 3010	Aurora	17,671	\$54.56	\$964,130	9/30/2035
CU - Denver	Fitzsimons Redevelopment Authority	2115 N Scranton Street, Suite 1090	Aurora	6,402	\$36.66	\$234,697	9/30/2032
CU - Denver	University of Colorado Hospital Authority	12401 E. 17th Avenue	Aurora	32,020	\$27.06	\$866,461	m-t-m
CU - Denver	University of Colorado Hospital Authority	12605 E 16th Avenue, Suite 1200	Aurora	3,024	\$52.50	\$158,760	3/31/2027
CU - Denver	University of Colorado Hospital Authority	1783 Quentin Street	Aurora	5,388	\$21.22	\$114,333	4/30/2034
CU - Denver	The Kempe Foundation	13123 E. 16th Avenue	Aurora	16,449	\$35.00	\$575,715	holdover
CU - Denver	CU Medicine	13199 E. Montview Blvd, Suites 100/230	Aurora	22,990	\$35.99	\$827,410	10/31/2027
CU - Denver	CU Medicine	13199 E. Montview Blvd, 200	Aurora	13,768	\$35.99	\$495,510	9/30/2027
CU - Denver	University Physicians	13199 E. Montview Blvd, Suite 220	Aurora	3,981	\$34.94	\$139,096	holdover
CU - Denver	CU Medicine	13199 E. Montview Blvd, 210 & 300	Aurora	25,054	\$35.99	\$901,693	10/31/2027
CU - Denver	CU Medicine	13199 E. Montview Blvd, 300 & 310	Aurora	2,908	\$33.92	\$98,639	holdover
CU - Denver	University Physicians University	13199 E. Montview Blvd, Suite 330	Aurora	11,327	\$33.92	\$384,212	10/31/2027
CU - Denver	Physicians	13199 E. Montview Blvd, Suite 400	Aurora	19,680	\$34.94	\$687,619	6/30/2027
CU - Denver	UC Health	12705 E. Montview, #100	Aurora	22,969	\$21.55	\$494,982	6/30/2027
CU - Denver	Regents of the University of Colorado	12705 E. Montview Blvd, Clinimmune1, Suites 120 & 250	Aurora	25,637	\$24.45	\$626,825	6/30/2030
CU - Denver	UC Health	12705 E. Montview, portions of #300/400 Colorado Genetics Lab	Aurora	13,302	\$30.21	\$401,853	6/30/2027
CU - Denver	UC Health	12705 E. Montview Ste 1103A, 1103B, 1103C, 1103G	Aurora	1,573	\$25.89	\$40,725	6/30/2027
CU - Denver	UC Health	12705 E. Montview, #300/400	Aurora	15,042	\$25.67	\$386,128	6/30/2030
CU - Denver	Fitzsimons Redevelopment Authority	12705 E. Montview Stes 300, 400, 1103A, 1103B, 1103C, 1103G, 1107 Colorado Molecular Correlates	Aurora	16,315	\$30.21	\$492,876	6/30/2027
CU - Denver	ACC Gateway, LLC	13701 E Mississippi Ave, Suite 100	Aurora	1,740	\$21.55	\$37,497	1/31/2026
CU - Denver	ACC Gateway, LLC	13701 E Mississippi Ave, Suite 210	Aurora	1,229	\$21.30	\$26,178	1/31/2026
CU - Denver	Shiloh House	9700 E. Easter Lane	Centennial	420	\$18.04	\$7,577	auto renew
CU - Denver	Westside Community Center, LLC	1628 W. Bijou St.	Colorado Springs	770	\$7.00	\$5,390	3/31/2024
CU - Denver	City and County of Denver	1315 Curtis Street	Denver	1,650	\$0.00	\$1	1/31/2028
CU - Denver	Kolouch Properties, LLC	1620 Gaylord Street	Denver	3,170	\$25.79	\$81,754	2/28/2028
CU - Denver	Kolouch Properties, LLC	1648 Gaylord Street	Denver	4,173	\$24.89	\$103,866	2/28/2028
CU - Denver	Legacy Plaza Office Park, LLC	3030 South College Ave., Suite 204	Fort Collins	3,071	\$27.95	\$85,834	6/30/2026
CU - Denver	High Noon Enterprises	320 S. Santa Fe Ave.	Fountain	1,000	\$25.20	\$25,200	5/31/2024
CU - Denver	Hope and Roger Chrisman	734 Cramner Avenue	Fraser	1,000	\$13.36	\$13,360	holdover
CU - Denver	Douglas County School District RE-1	10035 S. Peoria Street	Lone Tree	10,350	\$11.00	\$113,850	12/31/2026

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES

December 2024

Agency/Institution	Lessor	Street Address	City	Size Sq. Ft. or Acres	Cost (\$/SF)	Annual Rent	Lease Expiration
UNIVERSITY OF COLORADO CONT.							
CU - Denver	Thompson River Parks and Rec District	112 South Centennial Drive	Milliken	625	\$7.68	\$4,800	9/30/2024
CU - Denver	OceanPeak LLC	128 S. Union Avenue	Pueblo	3,200	\$18.00	\$57,600	6/30/2024
CU - Anschutz Campus	CJ HSU, Limited	1102 Main Street	Alamosa	1,600	\$1.13	\$1,808	10/31/2024
CU - System Offices	Brownleigh Court LLLP	1410 Grant Street, Suite 102A	Denver	700	\$24.93	\$17,451	11/30/2025
CU - System Offices	Carnegie Endowment for International Peace	1779 Massachusetts Ave, N.W.	Washington D.C.	1,832	\$56.11	\$102,794	11/30/2024
University of Colorado - Total				419,972		\$11,896,506	
UNIVERSITY OF NORTHERN COLORADO							
University of Northern Colorado	BTT, LLC	2915 Rocky Mountain Avenue	Loveland	12,000	\$28.36	\$340,320	12/31/2024
University of Northern Colorado - Total				12,000		\$340,320	
COLLEGE INVEST							
College Invest	TREA 1600 BROADWAY LLC	1600 Broadway, #2300	Denver	18,252	\$30.00	\$547,560	1/31/2029
College Invest - Total				18,252		\$547,560	
COMMUNITY COLLEGE OF DENVER							
Community College of Denver	Opera Shop, Inc.	2570 31st Street	Denver	33,280	\$7.42	\$246,938	6/30/2031
Community College of Denver - Total				33,280		\$246,938	
FRONT RANGE COMMUNITY COLLEGE							
Front Range Community College	Observatory Village Master Association, Inc.	3733 Galileo Drive	Fort Collins	400	\$0.00	\$0	12/31/2025
Front Range Community College	GIP LONGMONT, LLC	2121 & 2190 Miller Drive	Longmont	117,106	\$12.54	\$1,468,509	6/30/2028
Front Range Community College	CB 1351 Sunset LLC	1351 South Sunset St.	Longmont	27,090	\$12.50	\$338,593	6/30/2026
Front Range Community College - Total				144,596		\$1,807,102	
LAMAR COMMUNITY COLLEGE							
Lamar Community College	Lamar Community College Foundation	1210 South Main St.	Lamar	16,485	\$3.60	\$59,346	12/31/2031
Lamar Community College - Total				16,485		\$59,346	
MORGAN COMMUNITY COLLEGE							
Morgan Community College	Morgan Community College Foundation	920 Barlow Road	Fort Morgan	4,025	\$2.50	\$10,063	6/30/2024
Morgan Community College	Morgan Community College Foundation	17775 County Road 20	Fort Morgan	4,560	\$16.45	\$75,012	6/30/2024
Morgan Community College	Ben's Family Pharmacy	333 M Avenue, Suite 300	Limon	3,000	\$13.02	\$39,060	6/30/2025
Morgan Community College - Total				11,585		\$124,135	
NORTHEASTERN JUNIOR COLLEGE							
Northeastern College	Board of Commissioners for the County of Logan	1120 Pawnee Avenue	Sterling	38,840	\$0.46	\$18,000	5/16/2028
Northeastern College	Whitaker-Warren Family Trust	754 N 3rd Street	Sterling	2,332	\$0.51	\$1,199	6/30/2026

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION III - H: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
COMMERCIAL LEASES

December 2024

Agency/Institution	Lessor	Street Address	City	Size Sq. Ft. or Acres	Cost (\$/SF)	Annual Rent	Lease Expiration
Northeastern Junior College - Total				41,172		\$19,199	
OTERO JUNIOR COLLEGE							
Otero College	Alamosa School District	9768 South 103	Alamosa	6,000	\$2.24	\$13,440	5/31/2026
Otero College	San Luis Valley Farm Workers, Inc.	980 South Broadway St	Center	8,000	\$0.00	\$0	12/31/2042
Otero College	City of La Junta	200 Burshears Blvd	La Junta	13,130	\$0.91	\$11,948	holdover
Otero College	Rocky Ford School District	19717 Hwy 10	Rocky Ford	6,968	\$0.00	\$0	holdover
Otero Junior College - Total				34,098		\$25,388	
PIKES PEAK COMMUNITY COLLEGE							
Pikes Peak Community College	UCH-MHS	2050 KidsKare Point	Colorado Springs	3,100	\$0.00	\$1	6/30/2024
Pikes Peak Community College	Cheyenne Mountain Zoo	4250 Cheyenne Mtn Zoo Road	Colorado Springs	1,000	\$3.50	\$3,500	holdover
Pikes Peak Community College	855 Aeroplaza LLC	855 Aeroplaza Drive	Colorado Springs	26,000	\$8.47	\$220,220	6/30/2024
Pikes Peak Community College	The Classical Academy	12201 Cross Peak View	Colorado Springs	12,720	\$6.68	\$84,970	6/30/2024
Pikes Peak Community College	Pikes Peak Community Foundation	1150 S. West Road	Woodland Park	400	\$3.68	\$1,474	holdover
Pikes Peak Community College - Total				43,220		\$310,164	
PUEBLO COMMUNITY COLLEGE							
Pueblo Community College	Durango School Dist 9-R	2390 Main Street	Durango	6,463	\$3.09	\$20,000	6/30/2024
Pueblo Community College	Catholic Health Initiatives Colorado	1902 E. Orman Ave.	Pueblo	1,904	\$1.00	\$1	8/31/2025
Pueblo Community College	Catholic Health Initiatives Colorado	1008 Minnequa Ave.	Pueblo	210,154	\$1.00	\$1	6/30/2040
Pueblo Community College	McCarthy/Baker, LLC	121 1st Street #150	Pueblo	2,842	\$21.20	\$60,250	6/30/2024
Pueblo Community College	McCarthy/Baker, LLC	121 W. City Center Drive #200	Pueblo	2,161	\$22.57	\$48,774	6/30/2024
Pueblo Community College	Schoost Properties, LLC	700 W. Abriendo	Pueblo	6,000	\$15.95	\$95,700	12/31/2024
Pueblo Community College - Total				229,524		\$224,726	
RED ROCKS COMMUNITY COLLEGE							
Red Rocks Community College	City of Arvada	8555 West 57th Ave	Arvada	108	\$0.00	\$0	11/30/2024
Red Rocks Community College - Total				108		\$0	
TRINIDAD STATE JUNIOR COLLEGE							
Trinidad State College	Trinidad State College Foundation	1015 4th Street	Alamosa	9,000	\$6.25	\$56,250	6/30/2026
Trinidad State College	Dochter Lumber and Sawmill, Inc.	201 West Indiana Avenue	Trinidad	2,694	\$1.26	\$3,400	6/30/2024
Trinidad State Junior College - Total				11,694		\$59,650	