

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, 2025. (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 2025 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.

FY2026/2027 ANNUAL REPORT, SECTION III - H: STATE AGENCIES**COMMERCIAL LEASES - BY DEPARTMENT SUMMARY**

Department	Number of Leases	Rentable Square Footage	(%) of total	Total Annual Rent (\$)	(%) of Total
Department of Agriculture	4	3,256	0.16%	\$22,753	0.06%
Department of Corrections	21	279,056	13.80%	\$5,677,252	13.80%
Department of Health Care Policy & Finance	1	78,332	3.87%	\$1,214,146	2.95%
Department of Higher Education	1	18,182	0.90%	\$518,187	1.26%
Department of Human Services	10	98,047	4.85%	\$1,871,596	4.55%
Department of Labor and Employment	32	294,683	14.58%	\$6,234,056	15.16%
Department of Local Affairs	1	500	0.02%	\$6,600	0.02%
Department of Military and Veterans Affairs	14	8,949	0.44%	\$219,939	0.53%
Department of Natural Resources	37	92,929	4.60%	\$1,913,301	4.65%
Department of Personnel and Administration	1	3,517	0.17%	\$91,442	0.22%
Department of Public Health and Environment	8	314,394	15.55%	\$7,066,927	17.18%
Department of Public Safety	51	382,994	18.94%	\$4,517,913	10.98%
Department of Regulatory Agencies	1	167,058	8.26%	\$4,602,447	11.19%
Department of Revenue	39	209,014	10.34%	\$4,938,754	12.01%
Secretary of State	1	45,778	2.26%	\$1,543,634	3.75%
Governor's Office	4	24,951	1.23%	\$695,167	1.69%
Total	226	2,021,640		\$41,134,114	

FY2026/2027 ANNUAL REPORT, SECTION III - H: INSTITUTIONS OF HIGHER EDUCATION**COMMERCIAL LEASES - BY INSTITUTION SUMMARY**

Institution of Higher Education	Number of Leases	Rentable Square Footage	(%) of total	Total Annual Rent (\$)	(%) of Total
Colorado School of Mines	3	68,829	4.91%	\$2,811,077	13.33%
Colorado State University - System	31	293,138	20.92%	\$3,237,992	15.36%
Fort Lewis College	6	17,412	1.24%	\$159,165	0.75%
Metropolitan State University	3	26,037	1.86%	\$526,915	2.50%
University of Colorado - System	49	398,201	28.41%	\$11,907,189	56.48%
University of Northern Colorado	1	12,000	0.86%	\$340,320	1.61%
Arapahoe Community College	1	8,115	0.58%	\$105,972	0.50%
Community College of Aurora	1	33,743	2.41%	\$63,324	0.30%
Community College of Denver	1	33,280	2.37%	\$246,938	1.17%
Front Range Community College	2	144,196	10.29%	\$1,244,725	5.90%
Lamar Community College	1	16,485	1.18%	\$59,284	0.28%
Morgan Community College	1	3,000	0.21%	\$39,780	0.19%
Northeastern Junior College	2	41,172	2.94%	\$19,199	0.09%
Otero Junior College	4	31,450	2.24%	\$62,105	0.29%
Pikes Peak Community College	1	12,720	0.91%	\$84,970	0.40%
Pueblo Community College	4	254,263	18.14%	\$118,549	0.56%
Trinidad State Junior College	1	7,468	0.53%	\$56,000	0.27%
Total	112	1,401,509		\$21,083,504	

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

December 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
DEPARTMENT OF AGRICULTURE (CDA)								
Agriculture	Livestock Exchange, LLC	28601 US Hwy 34	Brush		330	\$2,749	\$8.33	6/30/2026
Agriculture	La Junta Livestock	30450 E. Hwy 50	La Junta		442	\$2,603	\$5.89	6/30/2026
Agriculture	Association	711 O St	Greeley		574	\$4,202	\$7.32	6/30/2026
Agriculture	FLCA	735 Second Ave	Monte Vista		1,910	\$13,198	\$6.91	7/31/2029
Agriculture - Total					3,256	\$22,752		
DEPARTMENT OF CORRECTIONS (DOC)								
Correctional Industries	Buckeye & 5th St, LLC	11111 East 53rd St	Denver		15,382	\$109,520	\$7.12	8/31/2026
DOC - Administration	HCF Realty LLC	1150 Academy Park Loop	Colorado Springs		14,056	\$347,745	\$24.74	8/30/2036
DOC - Administration	HCF Realty LLC	1250 Academy Park Loop	Colorado Springs		90,763	\$2,165,605	\$23.86	8/30/2036
Parole	RSD Properties, LTD	1073 Main Ave	Durango		2,478	\$83,880	\$33.85	6/30/2026
Parole	James Jeffery & Kathleen Mitchell	109 East Victory Way	Craig		1,354	\$27,297	\$20.16	holdover
Parole	LaRue Holdings, LLC	14100 E Exposition Ave	Aurora		10,801	\$292,923	\$27.12	6/30/2031
Parole	M&M Ventures, Inc.	1417 Airport Road	Rifle		1,852	\$25,928	\$14.00	6/30/2027
Parole	BJ Hase Investments, LLC	226 North 3rd St	Sterling		3,185	\$71,217	\$22.36	6/30/2028
Parole	Wyandot Properties, LLC	236 Wyandot St	Denver		8,741	\$197,896	\$22.64	6/30/2029
Parole	DDD Properties, LLC	2516 Foresight Circle	Grand Junction		9,431	\$145,332	\$15.41	6/30/2028
Parole	East 300 Hampden, LLC	300 East Hampden	Englewood		8,387	\$293,042	\$34.94	6/30/2031
Parole	Palmer Properties, LLC	3000 S. College Ave	Fort Collins		6,104	\$155,713	\$25.51	6/30/2030
Parole	IHH, LLC	3045 Aerotech Parkway	Montrose		1,278	\$23,170	\$18.13	6/30/2027
Parole	Ikeda Properties, Inc.	310 Lashley St	Longmont		4,086	\$76,817	\$18.80	9/30/2026
Parole	Schaefer Ltd	3257 W. 20th St	Greeley		7,432	\$162,241	\$21.83	6/30/2026
Parole	LANN, LLC	4109 North Elizabeth Rd.	Pueblo		12,200	\$245,830	\$20.15	9/30/2026
Parole	City of La Junta	617 Raton Ave	La Junta		1,394	\$18,986	\$13.62	6/30/2026
Parole	City of Westminster	8800 Sheridan Blvd	Westminster		29,364	\$92,203	\$3.14	7/25/2027
Parole	888 Garden of the Gods, LLC	888 Garden of the Gods Road	Colorado Springs		20,376	\$341,502	\$16.76	6/30/2028
Parole	San Luis Valley Behavioral Health	915 4th St	Alamosa		1,792	\$35,069	\$19.57	6/30/2028
Parole	Dunkeld-Broadway Co., LLC	940 Broadway	Denver		28,600	\$765,336	\$26.76	6/30/2029
Corrections - Total					279,056	\$5,677,252		

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

December 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
DEPARTMENT OF HEALTH CARE POLICY & FINANCE (HCPF)								
HCPF	KW Fund V - 303 17th Ave, LLC	303 E. 17th Ave	Denver		78,332	\$1,214,146	\$15.50	3/31/2036
Health Care Policy & Finance - Total					78,332	\$1,214,146		
DEPARTMENT OF HIGHER EDUCATION (CDHE)								
CDHE	TREA 1600 Broadway LLC	1600 Broadway, #2200	Denver		18,182	\$518,187	\$28.50	1/31/2029
Higher Education - Total					18,182	\$518,187		
DEPARTMENT OF HUMAN SERVICES (DHS)								
DHS Administration	Knight & Durmas Properties, LLC	2155 H Road	Grand Junction		11,711	\$156,000	\$13.32	5/31/2028
DHS Administration	GJ Partners, LLC	3199 D Road	Grand Junction		6,336	\$104,681	\$16.52	5/31/2028
DHS Adminstration	U.S. Dept of Veterans Affairs	3685 Oxford Ave	Denver		7,261	\$87,132	\$12.00	9/30/2029
Disability Determination Services	3131 South Vaughn Way, LP	3190 S. Vaughn Way	Aurora		47,179	\$1,055,394	\$22.37	12/31/2030
Youth Services	Colorado Springs Tweed, LLC	2205 Executive Circle	Colorado Springs		5,500	\$109,175	\$19.85	5/31/2028
Youth Services	Office One, Ltd	2629 Redwing Road	Fort Collins		1,495	\$29,033	\$19.42	12/31/2025
Youth Services	Toma Alliance Group, LLC	2864 S. Circle Dr	Colorado Springs		4,513	\$94,638	\$20.97	10/30/2027
Youth Services	Dong Lin, LLC	3640 W. 10th St	Greeley		4,025	\$80,500	\$20.00	1/31/2035
Youth Services	WC Huron Denver, LP	700 West 84th Ave, #700	Thornton		3,434	\$61,011	\$17.77	2/29/2028
Youth Services	801 Grand Avenue LLC	801 Grand Ave	Grand Junction		6,593	\$94,032	\$21.00	6/30/2030
Human Services - Total					98,047	\$1,871,596		
DEPARTMENT OF LABOR AND EMPLOYMENT (CDLE)								
CDLE - Administration	633 17th St Operating Company, LLC	633 17th St	Denver		184,564	\$4,021,650	\$21.79	holdover
Rural Workforce Consortium	ERT Properties, LLC	100 Broadway #24	Sterling		2,379	\$24,147	\$10.15	7/31/2026
Rural Workforce Consortium	Midtown RLLLP	1045 W. 6th St	Pueblo		9,040	\$170,223	\$18.83	10/31/2028
Rural Workforce Consortium	Huerfano RE-1 School District	201 E. 5th St	Walsenburg		480	\$5,736	\$11.95	6/30/2029
Rural Workforce Consortium	Thomas Chairez & Carolyn Chairez	206 Ute St	Delta		2,400	\$32,952	\$13.73	6/30/2029
Rural Workforce Consortium	Joshua Warren Kanen	2079 Sherman Ave	Monte Vista		1,768	\$19,006	\$10.75	5/31/2030
Rural Workforce Consortium	Town of Meeker	345 Market St	Meeker		184	\$2,271	\$12.34	6/30/2027
Rural Workforce Consortium	Edwards Plaza, LLC	69 Edwards Access Road	Edwards		780	\$28,306	\$36.29	2/28/2030

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

December 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
Rural Workforce Consortium	Colorado Mountain College	901 South HWY 24	Leadville		365	\$8,442	\$23.13	12/31/2025
Rehabilitation	Anderson	140 N. Commercial	Trinidad		4,000	\$23,240	\$5.81	1/31/2030
Rehabilitation	Blaine & Barbara Calder	1551 Ogden Rd	Montrose		1,891	\$63,575	\$33.62	6/30/2026
Rehabilitation	Kona Properties, LLC	160 Rock Point Dr	Durango		1,722	\$52,555	\$30.52	9/30/2029
Rehabilitation	David W. and Deborah Duncan	20 West North St	Cortez		1,200	\$12,816	\$10.68	6/30/2026
Rehabilitation	Summit Medical Building LLC	260 Peak One Dr, #370	Frisco		1,827	\$81,996	\$44.88	7/31/2029
Rehabilitation	Stone Investments, LLC	305 Murphy Dr	Alamosa		2,000	\$33,740	\$16.87	6/30/2027
Rehabilitation	LA CANON, LLC	308 Santa Fe Ave	La Junta		5,802	\$48,505	\$8.36	holdover
Rehabilitation	Governments	3224 Independence Road	Cañon City		2,500	\$36,250	\$14.50	6/30/2029
Rehabilitation	HCG Holdings LLC	401 23rd St	Glenwood Springs		2,417	\$56,751	\$23.48	4/30/2030
Rehabilitation	City of Lamar	405 E. Olive St	Lamar		2,315	\$19,353	\$8.36	6/30/2026
Rehabilitation	Sundance Plaza LLC	425 Anglers Dr	Steamboat Springs		1,033	\$31,568	\$30.56	6/30/2029
Rehabilitation	Heagney, Joseph Dean	426 Ensign St	Fort Morgan		3,152	\$31,142	\$9.88	6/30/2030
Rehabilitation	50 West LLC	7405 W. HWY 50, #122 & 124	Salida		972	\$16,874	\$17.36	8/31/2029
Vocational Rehabilitation	CHP Metro North, LLC	11990 Grant St	Northglenn		5,183	\$171,765	\$33.14	6/30/2029
Vocational Rehabilitation	Aurora Park Plaza 2, LLC	12510 E. Iliff Ave	Aurora		3,149	\$51,392	\$16.32	6/30/2027
Vocational Rehabilitation	Alturas Garden Gateway LLC	1365 West Garden of the Gods Road	Colorado Springs		9,447	\$198,387	\$21.00	11/30/2026
Vocational Rehabilitation	CAFFA Enterprises, Phase I, LLLP	2211 W. Evans Ave	Denver		26,384	\$611,053	\$23.16	12/31/2025
Vocational Rehabilitation	Weld County	315 N 11th Ave	Greeley		120	\$5,000	\$41.67	6/30/2026
Vocational Rehabilitation	Jefferson County	3500 Illinois St	Golden		4,795	\$91,105	\$19.00	3/31/2027
Vocational Rehabilitation	FDC Office II LLC	5250 Hans Peak Dr	Loveland		3,538	\$98,852	\$27.94	6/30/2026
Vocational Rehabilitation	Mozart Investments LLC	720 North Main	Pueblo		6,116	\$108,926	\$17.81	6/30/2026
Vocational Rehabilitation	H4O Investments, LLC	825 2nd Ave	Limon		960	\$14,899	\$15.52	holdover
Vocational Rehabilitation	BPA Office Investors, LLC	825 Delaware Ave	Longmont		2,200	\$61,578	\$27.99	4/30/2028
Labor and Employment - Total					294,683	\$6,234,056		
DEPARTMENT OF LOCAL AFFAIRS (DOLA)								
Department of Local Affairs	Corporation	109 N. Front St	Sterling		500	\$6,600	\$13.20	6/30/2026
Local Affairs - Total					500	\$6,600		
DEPARTMENT OF MILITARY AND VETERANS AFFAIRS (DMVA)								

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

December 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
Division of National Guard	Montrose County Airport Authority	12147 6390 Road	Montrose		N/A	\$0	N/A	1/14/2040
Division of National Guard	Arko Colorado, LLC	12810 W Alameda Parkway	Lakewood		1,460	\$38,646	\$26.47	9/30/2027
Division of National Guard	CBDG, LLC	18671 E. Main St	Parker		1,440	\$40,464	\$28.10	1/31/2026
Division of National Guard	Montrose	2100 Airport Road	Montrose	35		\$10	N/A	6/4/2028
Division of National Guard	County of Eagle	315 North Airport Road	Gypsum	11.24		\$1	N/A	12/31/2070
Division of National Guard	CWC Income Properties 6, LLC	3489 West 10th St	Greeley		800	\$13,632	\$17.04	9/30/2026
Division of National Guard	City of Aurora	51 South Potomac St	Aurora	5.61		\$1	N/A	11/30/2064
Division of National Guard	City and County of Denver	5275 Franklin St	Denver	10.65		\$1	N/A	05/31/2052
Division of National Guard	CWC Income Properties 5, LLC	5470 Powers Center Pt.	Colorado Springs		1,200	\$38,760	\$32.30	6/30/2030
Division of National Guard	Old Vine-Pinnacle Associates LLC	550 Thornton Parkway	Thornton		1,334	\$29,495	\$22.11	holdover
Division of National Guard	The Mart LLP	6436 S Highway 85-87	Fountain		1,500	\$36,693	\$24.46	10/31/2027
Division of National Guard	City of Rocky Ford	720 Main St	Rocky Ford		N/A	\$0	\$0.00	8/31/2049
Division of Veterans Affairs	Kip Hampden Properties	127 North Commercial St	Trinidad		390	\$10,236	\$26.25	6/30/2026
Division of Veterans Affairs	Tim Singleton LLC	136 West 1st St	Cortez		825	\$12,000	\$14.55	8/31/2026
Military and Veterans Affairs - Total					8,949	\$219,939		
DEPARTMENT OF NATURAL RESOURCES (DNR)								
DNR Avalanche Information Center	Highland Property Co. LLC	1428 Greene St #102	Silverton		490	\$6,815	\$13.91	6/30/2028
DNR Avalanche Information Center	Big Al's Mini Storage, LLC	500 East 12th St	Leadville		170	\$2,976	\$17.51	6/30/2028
DNR Avalanche Information Center	K Cuatro LLC	804 HWY 133	Carbondale		100	\$1,920	\$19.20	6/30/2028
DNR Board of Land Commissioners	Richard Allen Jackson	318 West Main St	Sterling		1,368	\$13,913	\$10.17	6/30/2026
DNR Board of Land Commissioners	Barry J. Payant	360 Oak Ave, #110	Eaton		920	\$13,671	\$14.86	6/30/2030
DNR Board of Land Commissioners	Elizabeth Properties	4718 North Elizabeth St	Pueblo		1,359	\$28,050	\$20.64	6/30/2028
DNR Board of Land Commissioners	MG Mullins & Company	918 4th St, #B	Alamosa		735	\$10,488	\$14.27	6/30/2029
DNR Energy/Carbon Management	Chancery Sentinel, LLC	1120 Lincoln St	Denver		30,538	\$873,387	\$28.60	6/30/2028
DNR Parks and Wildlife	Alpine Corporation of Steamboat	1934 13th St	Steamboat Springs		200	\$2,640	\$13.20	12/31/2027
DNR Parks and Wildlife	Beemer Storage, LLC	62569 E. Jig Road	Montrose		360	\$1,440	\$4.00	6/30/2026
DNR Parks and Wildlife	50 West LLC	7405 W Hwy 50	Salida		2,693	\$45,592	\$16.93	6/30/2029
DNR Parks and Wildlife	MITCO, LLC	925 Weiss Dr	Steamboat Springs		4,272	\$90,396	\$21.16	5/31/2028
DNR Reclamation Mining & Safety	P&L Properties, LLC	101 South 3rd	Grand Junction		1,985	\$31,859	\$16.05	6/30/2027
DNR Water Resources	ERT Properties, LLC	100 Broadway, #1D	Sterling		2,366	\$25,600	\$10.82	6/30/2026

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

December 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
DNR Water Resources	Black Canyon Storage, LLC	13945 6700 Road	Montrose		200	\$1,656	\$8.28	6/30/2029
DNR Water Resources	Five River Property, LLC	1541 Oxbow Dr	Montrose		2,193	\$44,847	\$20.45	6/30/2030
DNR Water Resources	Kuleana, Inc.	160 Rockpoint Dr	Durango		3,897	\$100,114	\$25.69	6/30/2027
DNR Water Resources	B465 Investments, LLC	1809 56th Ave	Greeley		8,547	\$131,880	\$15.43	6/30/2026
DNR Water Resources	Glenwood Partnership, LLLP	202 Center Dr	Glenwood Springs		4,200	\$115,626	\$27.53	6/30/2030
DNR Water Resources	Central Park Mgmt. Inc	2530 Copper Ridge Dr	Steamboat Springs		100	\$0	N/A	holdover
DNR Water Resources	Copper Ridge Mini-Storage, LLC	2530 Copper Ridge Dr, Unit 61	Steamboat Springs		100	\$2,421	\$24.21	holdover
DNR Water Resources	Reece Investments, LLC	2768 Compass Dr, #102	Grand Junction		402	\$7,863	\$19.56	6/30/2027
DNR Water Resources	La Junta	301 Colorado Ave	La Junta		1,391	\$25,650	\$18.44	6/30/2029
DNR Water Resources	Stone Investments, LLC	301 Murphy Dr, #A	Alamosa		4,932	\$108,011	\$21.90	6/30/2028
DNR Water Resources	Security Service Federal Credit Union	310 E. Abirendo Ave	Pueblo		6,405	\$109,461	\$17.09	6/30/2030
DNR Water Resources	goHomePort Camelot, LLC	4075 Camelot Circle	Longmont		1,600	\$12,496	\$7.81	6/30/2027
DNR Water Resources	Go Home Port	4075 Camelot Circle	Longmont		800	\$0	N/A	6/30/2027
DNR Water Resources	S5 Properties, LLC	437 Yampa Ave	Delta		481	\$6,373	\$13.25	6/30/2030
DNR Water Resources	Southern Traditions, LLC	46 Eaton Dr	Pagosa Springs		425	\$7,055	\$16.60	6/30/2029
DNR Water Resources	Leo O. Price c/o Century Properties	505 20th St	Alamosa		1,650	\$6,650	\$4.03	12/31/2028
DNR Water Resources	Leo O. Price c/o Century Properties	505 Twentieth St	Alamosa		1,650	\$0	N/A	12/31/2028
DNR Water Resources	Dolores Water Conservancy District	60 South Cactus St	Cortez		1,500	\$12,090	\$8.06	6/30/2026
DNR Water Resources	Granby Centennial Building	70-F East Agate Ave	Granby		453	\$8,625	\$19.04	6/30/2030
DNR Water Resources	West 6th Avenue Properties, Inc.	7711 W 6th Ave	Lakewood		1,450	\$15,240	\$10.51	10/31/2030
DNR Water Resources	Jaamms, LLC	905 3rd Ave	Monte Vista		570	\$7,233	\$12.69	6/30/2027
DNR Water Resources	MITCO, LLC	925 Weiss Dr	Steamboat Springs		1,413	\$29,348	\$20.77	6/30/2026
DNR Water Resources	Grand Mesa Water Users Assoication	980 W Main St	Cedaredge		1,014	\$11,915	\$11.75	6/30/2029
Natural Resources - Total					92,929	\$1,913,301		
DEPARTMENT OF PERSONNEL & ADMINISTRATION (DPA)								
DPA Administrative Courts	KAS Gateway LLC	1330 Inverness Dr	Colorado Springs		3,517	\$91,442	\$26.00	12/31/2030
Personnel and Administration - Total					3,517	\$91,442		
DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT (DPHE)								
DPHE Administration	Glendale CO I SGF, LLC	4300 Cherry Creek Dr South	Glendale		248,127	\$5,751,584	\$23.18	4/30/2036

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

December 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
DPHE Administration	Glendale CO I SGF, LLC	710 South Ash St	Glendale		36,688	\$935,544	\$25.50	4/30/2026
DPHE Air Pollution Control	Oaklands Park Place, LLC	134 F St	Salida		253	\$7,560	\$29.88	6/30/2028
DPHE Air Pollution Control	Freund Investments	15608 E. 18th Ave	Aurora		12,000	\$138,840	\$11.57	2/28/2030
DPHE Air Pollution Control	City and County of Denver	21st and Broadway	Denver		100	\$100	\$1.00	1/31/2026
DPHE Air Pollution Control	2450 BBC, LLC	2450 W 2nd Ave	Denver		7,544	\$85,624	\$11.35	12/31/2026
DPHE Air Pollution Control	FR Dessau LLC	9500 W 49th Ave	Wheat Ridge		9,514	\$139,951	\$14.71	10/31/2030
DPHE Water Quality	Steamboat Gateway, LLC	330 South Lincoln Ave	Steamboat Springs		168	\$7,725	\$45.98	3/31/2028
Public Health & Environment - Total					314,394	\$7,066,927		
DEPARTMENT OF PUBLIC SAFETY (DPS)								
DPS CBI	Crail Capital LLC	12265 W Bayaud Ave	Lakewood		10,674	\$223,834	\$20.97	6/30/2030
DPS CBI	126 Rock Point, LLC	126 Rock Point Dr	Durango		1,200	\$16,224	\$13.52	6/30/2028
DPS CBI	Tri-B Enterprises, Mark Beagley	1286 Chambers Ave, #101A	Eagle		934	\$21,015	\$22.50	6/30/2027
DPS CBI	Milestone Building, LLC	1404 Hawk Parkway, #312	Montrose		762	\$22,860	\$30.00	6/30/2028
DPS CBI	Sixth Avenue Place LLC	17301 W Colfax	Golden		7,105	\$113,183	\$15.93	6/30/2032
DPS CBI	E+W Investment, LLC	200 S Santa Fe Dr	Pueblo		7,000	\$83,580	\$11.94	6/30/2028
DPS CBI	Radix MetaSystems	325 Inverness Dr, South	Englewood		1,975	\$52,891	\$26.78	6/30/2027
DPS CBI	EKG Properties LLC	486 Morning Glory Lane	Grand Junction		4,500	\$38,025	\$8.45	6/30/2027
DPS CBI	District Attorney, 12 Judicial District	417 State Ave	Alamosa		1,750	\$22,750	\$13.00	6/30/2030
DPS CJ	R.P.W. LLC	710 Kipling St Ste 200	Lakewood		6,311	\$145,405	\$23.04	6/30/2026
DPS CSP	William Scotsman	1185 CR 16	Fairplay		720	\$4,997	\$6.94	6/30/2029
DPS CSP	Marmi LTD	234 N. Main, #2E	Gunnison		825	\$11,212	\$13.59	6/30/2026
DPS CSP	West Grand School District	304 12th St	Kremmling		1,054	\$13,196	\$12.52	6/30/2029
DPS CSP	LLC	310 E Washington St #A & C	Lamar		7,473	\$35,185	\$6.61	6/30/2026
DPS CSP	New Windermere QOZB, LLC	4550 S Windermere	Englewood		32,761	\$464,551	\$14.18	9/30/2032
DPS CSP	Southern Traditions Ranch LLC	46 Eaton Dr, #1-A	Pagosa Springs		1,084	\$15,913	\$14.68	6/30/2027
DPS CSP	City of Burlington	484 15th St	Burlington		1,452	\$14,956	\$10.30	6/30/2029
DPS CSP	Adventures Impossible, LLC	505 Antero Circle	Buena Vista		1,430	\$17,360	\$12.14	6/30/2026
DPS CSP	City of Florence	600 W Third St	Florence		2,400	\$16,920	\$7.05	6/30/2029
DPS CSP	City of La Junta	617 Raton Ave	La Junta		1,451	\$6,515	\$4.49	6/30/2028
DPS CSP	Boulder Rural Fire Protection District	6230 Lookout Road, #A	Boulder		1,600	\$28,800	\$18.00	6/30/2028

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
DPS CSP	R.P.W. LLC	710 Kipling St Ste 204	Lakewood		2,729	\$62,876	\$23.04	6/30/2026
DPS CSP	Summit County Commissioners	Lot 2, Parcel 4 County Commons	Summit County	0.88		\$100	N/A	6/30/2053
DPS CSP CATPA	Franklin Industrial Group	1707 - 1709 E. 58th Ave	Denver		15,000	\$106,800	\$7.12	holdover
DPS DFPC	Durango Fire Protection District	103 Sheppard Dr. Ste 210	Durango		710	\$13,668	\$19.25	6/30/2027
DPS DFPC	Beacon Cole Center LLC	1697 Cole Blvd, #200	Lakewood		14,022	\$399,627	\$28.50	9/30/2030
DPS DFPC	WNG Holdings LLC	70 N Mission Dr	Pueblo West		5,000	\$74,778	\$14.96	6/30/2027
DPS DFPC	Rifle Garfield County Airport	0375 County Road 352 Bldg. 1050B	Rifle		780	\$4,645	\$5.96	6/30/2027
DPS DFPC	FCP Steamboat, LLC	1169 Hilltop Parkway, 104A	Steamboat Springs		267	\$13,585	\$50.88	6/30/2027
DPS DFPC	FCP Steamboat, LLC	1169 Hilltop Parkway, 104E	Steamboat Springs		267	\$13,585	\$50.88	6/30/2027
DPS DFPC	Sterling Rural Fire Protection District	125 Edwards Ave	Sterling		2,000	\$24,000	\$12.00	7/31/2027
DPS DFPC	1301 West Ave, LLC	1301 West Ave & 1031 West Ave	Alamosa		15,200	\$74,900	\$4.92	6/30/2026
DPS DFPC	Montrose County	1671 64.50 Road	Montrose		4,000	\$24,000	\$6.00	6/30/2026
DPS DFPC	Progressive Preservation, LLC	1712 13th St, Unit 1	Steamboat Springs		3,783	\$73,617	\$21.88	6/30/2026
DPS DFPC	Bradburn, Jr.	2065 E Main St, #A	Montrose		9,139	\$73,386	\$8.03	6/30/2028
DPS DFPC	Bradburn, Jr.	2065 E Main St, #C	Montrose		4,425	\$35,533	\$8.03	6/30/2028
DPS DFPC	Casey and Kayci Stone	210 East 1st St	Cortez		7,000	\$110,250	\$15.75	6/30/2034
DPS DFPC	City of Pueblo	31501 Bryan Circle #120	Pueblo		30,615	\$13,320	\$0.43	6/30/2026
DPS DFPC	Commissioners	3755 Mark Dabbling Blvd.	Colorado Springs		9,532	\$111,620	\$11.71	6/30/2026
DPS DFPC	Timberline Fire Protection District	448 Pine Dr	Black Hawk		3,600	\$51,408	\$14.28	3/31/2026
DPS DFPC	City of Loveland	4900 Earhart Road	Loveland	0.72		\$11,489	N/A	3/31/2035
DPS DFPC	Grand Fire Protection District No. 1	501 Grand County Road	Granby		3,508	\$65,985	\$18.81	6/30/2026
DPS DFPC	Fremont County	60298 Hwy 50 (ground)	Penrose		6,000	\$1,800	\$0.30	6/30/2026
DPS DFPC	Fremont County	60298 Hwy 50 (hangar)	Penrose		6,300	\$46,998	\$7.46	6/30/2026
DPS DFPC	Windsor Center, LLC	7385 Greendale Road, #103	Windsor		13,844	\$301,865	\$21.80	6/30/2027
DPS DHSEM	Buckeye & 5th St, LLC	11111 E 53rd Ave	Denver		37,217	\$260,891	\$7.01	6/30/2031
DPS DHSEM	DCT Summit LLC	17851 E 40th Ave	Aurora		82,131	\$811,454	\$9.88	6/30/2031
DPS DHSEM	Betty I. Larrick and Becky Haley	218 State St, #1	Fort Morgan		745	\$8,925	\$11.98	6/30/2026
DPS DHSEM	Waterview I-III LLC	8000 S Chester #575	Centennial		6,486	\$168,604	\$25.50	6/30/2027
DPS DHSEM	South Metro Fire Rescue	9195 E Mineral Ave Ste 200	Centennial		4,233	\$188,832	\$44.61	holdover
Public Safety - Total					382,994	\$4,517,913		

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
DEPARTMENT OF REGULATORY AGENCIES (DORA)								
DORA	Civic Center Owner, LLC	1560 Broadway	Denver		167,058	\$4,602,447	\$18.50	6/30/2038
Regulatory Agencies - Total					167,058	\$4,602,447		
DEPARTMENT OF REVENUE (DOR)								
DOR DMV DL	PG LLC and Palmer Plaza, LLC	118 E. 29th St, #F	Loveland		4,009	\$113,936	\$28.42	6/30/2026
DOR DMV DL	Adams County Colorado	12200 N. Pecos St	Westminster		3,501	\$105,030	\$30.00	6/30/2028
DOR DMV DL	Westside CC, LLC	127 Justice Center Road, #K	Canon City		1,084	\$23,414	\$21.60	12/31/2025
DOR DMV DL	Oteo County Board of Commissioners	13 W. 3rd St	La Junta		743	\$12,661	\$17.04	12/31/2027
DOR DMV DL	PTT Properties, LLC	14391 E. Fourth Ave	Aurora		5,744	\$131,365	\$22.87	8/31/2027
DOR DMV DL	The Oak Group, LLC	16950 W. Colfax Ave, #104	Golden		4,122	\$208,037	\$50.47	9/30/2026
DOR DMV DL	Cottonwood Mountain LLC	17922 - 17924 Cottonwood Dr	Parker		3,638	\$159,854	\$43.94	6/30/2027
DOR DMV DL	Commissioners	200 E. First St, #V	Trinidad		624	\$6,883	\$11.03	6/30/2028
DOR DMV DL	Catalina Vista LLC	2144 Main St, #2	Longmont		5,322	\$82,491	\$15.50	11/30/2032
DOR DMV DL	Marital Trust	218 East Kiowa	Fort Morgan		1,217	\$23,938	\$19.67	6/30/2028
DOR DMV DL	Cortez Plaza, LLC	2210 E. Main St	Cortez		936	\$15,893	\$16.98	6/30/2027
DOR DMV DL	Colorado Group LLC	2305 S. Townsend Ave, Unit C	Montrose		1,170	\$29,426	\$25.15	12/31/2026
DOR DMV DL	Sonja M. McTeague Trust	2320 Reservoir Road, #A	Greeley		4,849	\$149,834	\$30.90	6/30/2026
DOR DMV DL	Gunnison Wolf QOF, LLC	302 North Main St	Gunnison		724	\$11,331	\$15.65	6/30/2028
DOR DMV DL	HAMWAD Westgate LLC	3265 S. Wadsworth Blvd.	Lakewood		19,362	\$380,463	\$19.65	3/31/2027
DOR DMV DL	Probst Ventures LLC	331 S. Camino del Rio, #A	Durango		1,785	\$68,009	\$38.10	6/30/2027
DOR DMV DL	Shelton Property Investments, LLC	3505 S. Main St	Lamar		1,492	\$34,271	\$22.97	12/31/2029
DOR DMV DL	Summit County Government	37 County Road 1005, #111	Frisco		655	\$23,351	\$35.65	6/30/2028
DOR DMV DL	RAM Sundance Plaza, LP	425 Anglers Dr, #C	Steamboat Springs		720	\$22,774	\$31.63	6/30/2026
DOR DMV DL	City of Salida	448 East First St, #210	Salida		532	\$12,529	\$23.55	6/30/2026
DOR DMV DL	City and County of Denver	4685 Peoria St, #115	Denver		2,583	\$80,176	\$31.04	11/30/2026
DOR DMV DL	Meadows on the Parkway Station LLC	4800 Baseline Road, #A-102	Boulder		4,387	\$184,693	\$42.10	6/30/2032
DOR DMV DL	Delta County	501 Palmer St	Delta		1,001	\$5,726	\$5.72	6/30/2026
DOR DMV DL	Arapahoe Village LLC	C1	Centennial		4,980	\$181,521	\$36.45	9/30/2030
DOR DMV DL	Wood King LLLP	51027 Hwy 6 and 24, #250	Glenwood Springs		2,116	\$79,964	\$37.79	12/31/2028
DOR DMV DL	Raftopulous Rentals, LLC	555 Breeze St, #130	Craig		821	\$26,017	\$31.69	12/31/2027

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

December 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
DOR DMV DL	CDG Enterprises LLC	702-718 Del Sol Dr, #702	Alamosa		2,590	\$63,869	\$24.66	9/30/2030
DOR DMV DL	KENVIC, LLC	714 W. Main St	Sterling		1,200	\$27,720	\$23.10	6/30/2028
DOR DMV DL	Midtown RLLLP	827 West 4th St, #A	Pueblo		4,670	\$114,602	\$24.54	06/30/2029
DOR DMV DL	Kaatz Associates II, LLLP	8430 Federal Boulevard, # 8464	Westminster		3,536	\$92,891	\$26.27	06/30/2026
DOR DMV DL	Kane Company, LLC	917 S. Main St, #600	Longmont		2,304	\$63,660	\$27.63	12/31/2025
DOR Gaming Division	Ameristar Casino Black Hawk, LLC	100 Richman St	Black Hawk		5,891	\$212,371	\$36.05	12/30/2030
DOR Lottery Division	Midtown RLLLP	225 N. Main St	Pueblo		16,966	\$376,136	\$22.17	6/30/2026
DOR Lottery Division	Santa Fe 250, LLC	250 S. Santa Fe	Pueblo		29,558	\$263,362	\$8.91	6/30/2026
DOR Lottery Division	AF5 Valley LLC	700 W. Mississippi Ave D-1 & D-2	Pueblo		11,462	\$124,477	\$10.86	6/30/2026
DOR Marijuana Enforcement	Beacon Cole Center, LLC	1697 Cole Blvd. #300	Golden		28,362	\$829,589	\$29.25	9/30/2030
DOR Marijuana Enforcement	Bank of Colorado	200 Grand Ave # 200	Grand Junction		1,691	\$47,077	\$27.84	9/30/2029
DOR Regional Service Center	Manhattan Venture LLC	2447 N. Union Blvd.	Colorado Springs		13,127	\$256,633	\$19.55	6/30/2028
DOR Regional Service Center	Legacy Plaza Office Park LLC	3030 S. College Ave #100 & 101	Fort Collins		9,540	\$292,783	\$30.69	6/30/2026
Revenue - Total					209,014	\$4,938,754		
DEPARTMENT OF STATE (DOS)								
DOS (Secretary of State's Office)	BCSP 1700 Broadway Property LLC	1700 Broadway, #550	Denver		45,778	\$1,543,634	\$33.72	11/30/2031
State - Total					45,778	\$1,543,634		
GOVERNOR'S OFFICE (GOV)								
CO Energy Office (CEO)	TREA 1600 BROADWAY LLC	1600 Broadway, #1960	Denver		8,261	\$266,940	\$32.31	8/31/2027
Community Service (Serve CO)	TR Denver Financial Center LLC	1776 Lincoln St #800	Denver		1,992	\$49,362	\$24.78	7/31/2026
Economic Development (OEDIT)	TREA 1600 BROADWAY LLC	1600 Broadway, #2500	Denver		14,698	\$378,865	\$28.12	5/31/2029
OIT	Interior BLM	[meets and bounds]	Counties	8.60		\$0	\$0.00	6/14/2051
Governor's Office - Total					24,951	\$695,167		
All Agency - Total					2,021,640	\$41,134,113		

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

December 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
Institutions of Higher Education (Tenant)								
COLORADO SCHOOL OF MINES								
Colorado School of Mines	General Services Administration	Denver Federal Center	Denver		7,443	\$78,300	\$10.52	holdover
Colorado School of Mines	T-Mobile West, LLC	1511 Illinois St	Golden		609	\$37,776	\$62.03	unknown
Colorado School of Mines	1750 Jackson LLC	1750 Jackson St	Golden		60,777	\$2,695,000	\$44.34	6/30/2050
Colorado School of Mines - Total					68,829	\$2,811,077		
COLORADO STATE UNIVERSITY								
CDHE CSU System	CSURF Colorado State University	2537 Research Blvd, #102	Fort Collins		2,990	\$87,547	\$29.28	6/30/2026
CDHE CSU System	CSURF Colorado State University	535 S Nevada Ave	Montrose		2,860	\$7	\$19,562.40	6/30/2027
CDHE CSU System	Harmony Club, LLC	6432 Grand Tree Blvd	Timnath		2,400	\$73,000	N/A	12/31/2027
Colorado State University	Board of Land Commissioners	26204 County Road 57	Akron	800		\$5,082	\$0.00	6/2/2028
CSFS Colorado State Forest Service	CSURF Colorado State University	535 Nevada Ave.	Montrose		2,860	\$17,446	\$6.10	6/30/2027
CSU System	Poudre Valley Health Care, Inc.	1024 South Lemay Ave., Suite 1134	Fort Collins		143	\$4,310	\$30.14	6/30/2026
CSU System	Huerfano County Government	103 E Field Ave	La Veta		24,829	\$300	N/A	4/30/2027
CSU System	CSURF Colorado State University	11, Griffin Plaza Subdivision	Fort Collins	6		\$0	\$0.00	6/23/2026
CSU System	CSURF Colorado State University	1304 S. Shields Street	Fort Collins		3,239	\$84,214	\$26.00	12/31/2028
CSU System	CSURF Colorado State University	2301 Research Blvd., Suite 101	Fort Collins		3,235	\$76,443	\$23.63	9/30/2027
CSU System	CSURF Colorado State University	2301 Research Blvd., Suite 104	Fort Collins		3,461	\$59,806	\$17.28	11/30/2029
CSU System	CSURF Colorado State University	2479 International Blvd., Unit B & D	Fort Collins		37,454	\$256,185	\$6.84	12/31/2028
CSU System	CSURF Colorado State University	2545 Research Blvd	Fort Collins		15,991	\$412,568	\$25.80	6/30/2026
CSU System	CSURF Colorado State University	2667 Copper Ridge Circle #1	Steamboat Springs		3,520	\$39,072	\$11.10	6/30/2026
CSU System	Lorenzo Oil, assigned from Alan Hoal	at Northeast Regional Engagement	Sterling		4,250	\$25,133	\$5.91	6/30/2027
CSU System	CSURF Colorado State University	3829 E. Prospect Road, red barn	Fort Collins		2,880	\$6,000	\$0.48	6/30/2026
CSU System	CSURF Colorado State University	430 N. College Avenue	Fort Collins		60,653	\$473,700	\$7.81	3/31/2030
CSU System	CSURF Colorado State University	430 N. College Avenue	Fort Collins		38,509	\$0	\$0.00	3/31/2030

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

December 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
CSU System	CSURF Colorado State University	4825 Rist Canyon Rd.	Laporte		5,424	\$0	\$0.00	5/31/2026
CSU System	555 17th Street Investors, LLC	555 17th Street, Suite 165	Denver		1,444	\$55,392	\$38.36	9/30/2031
CSU System	555 17th Street Investors, LLC	555 17th Street, Suites 1000	Denver		19,324	\$529,864	\$27.42	8/31/2031
CSU System	Adams-Arapahoe School District 2B-J	585 Salida Way	Aurora		25,000	\$567,750	\$22.71	7/31/2029
CSU System	CSURF Colorado State University	638 S. Sherwood	Fort Collins		24,243	\$320,008	\$13.20	holdover
CSU System	Looking Glass LLC	7175 West Jefferson Ave.	Lakewood		2,382	\$30,966	\$13.00	5/31/2030
CSU System	Thin Air Inc.	7990 W. Highway 50	Salida		2,628	\$37,712	\$14.35	6/30/2027
CSU System	Pueblo Regional Building Department	830 North Main Street	Pueblo		1,662	\$24,880	\$14.97	12/31/2026
CSU System	Holdings LLC	9769 W. 119th Drive	Broomfield		1,757	\$34,613	\$19.70	6/30/2028
CSU System	CSURF Colorado State University	Bay Farm Parking Lot Parcel	Fort Collins	4		\$0	\$0.00	6/30/2028
CSU System	CSURF Colorado State University	BNSF railroad unimproved land	Fort Collins		N/A	\$15,993	N/A	perpetuity
CSU System	CSURF Colorado State University	Centre Avenue Parking Lot	Fort Collins	14		\$0	\$0.00	12/31/2028
CSU System	USDA	Shortgrass Steppe Field Station	Nunn	40		\$1	\$1.00	5/30/2027
Colorado State University - Total					293,138	\$3,237,992		
FORT LEWIS COLLEGE								
Fort Lewis College	Fort Lewis College Foundation	5 Kennebec Court	Durango		4,445	\$12	\$0.00	holdover
Fort Lewis College	City of Durango	802 Main Ave	Durango		6,000	\$2	\$14,160.00	holdover
Fort Lewis College	Griffith Properties, LLC	802 Main St	Durango		47	\$22,116	\$470.55	holdover
Fort Lewis College	Main Mall LLC	835 Main Ave, Unit 220	Durango		5,220	\$104,818	\$20.08	holdover
Fort Lewis College	Main Mall LLC	835 Main Ave, Unit 220	Durango		470	\$9,438	\$20.08	holdover
Fort Lewis College	Main Mall LLC	835 Main Ave, Unit 221	Durango		1,230	\$22,780	\$18.52	holdover
Fort Lewis College - Total					17,412	\$159,165		
METRO STATE UNIVERSITY								
Metropolitan State University	HCA-HealthONE, LLC	730 Potomac, Suites 102 & 224	Aurora		6,456	\$111,624	\$17.29	holdover
Metropolitan State University	MSU Denver	800 Kalamath St	Denver		10,581	\$280,291	\$26.49	9/30/2027
Metropolitan State University	965 Santa Fe Drive LLC	961-965 Santa Fe Dr	Denver		9,000	\$135,000	\$15.00	holdover
Metro State University - Total					26,037	\$526,915		
COLORADO UNIVERSITY								

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
CU - Anschutz	Douglas County School District RE-1	10035 S. Peoria Street	Lone Tree		10,350	\$25,875	\$12.06	12/31/2026
CU - Anschutz	Aurora Park Plaza 2 LLC	12510 E Iliff Ave	Aurora		2,425	\$42,943	\$18.00	1/31/2026
CU - Anschutz	Authority	12605 E 16th Ave. #323	Aurora		5,437	\$184,804	\$33.99	2/28/2029
CU - Anschutz	Authority	12605 E 16th Ave. #351	Aurora		70	\$3,852	\$55.03	holdover
CU - Anschutz	Authority	12605 E 16th Ave. #373	Aurora		3,024	\$158,760	\$52.50	3/31/2027
CU - Anschutz	Fitzsimons Redevelopment Authority	12635 E. Montview Blvd. #140	Aurora		14,527	\$597,786	\$41.15	11/30/2028
CU - Anschutz	Fitzsimons Redevelopment Authority	12635 E. Montview Blvd. #340	Aurora		6,393	\$188,594	\$29.50	11/30/2028
CU - Anschutz	Fitzsimons Redevelopment Authority	12635 E. Montview Blvd. #405	Aurora		2,786	\$105,830	\$37.99	7/31/2027
CU - Anschutz	Fitzsimons Redevelopment Authority	12635 E. Montview Blvd. #410	Aurora		5,453	\$216,620	\$39.14	12/31/2026
CU - Anschutz	Regents of the University of Colorado	12705 E. Montview Blvd. #100	Aurora		22,969	\$495,212	\$21.56	6/30/2030
CU - Anschutz	Regents of the University of Colorado	12705 E. Montview Blvd. #1103	Aurora		1,573	\$46,734	\$29.71	6/30/2030
CU - Anschutz	Regents of the University of Colorado	12705 E. Montview Blvd. #120	Aurora		24,435	\$685,402	\$28.05	6/30/2030
CU - Anschutz	Regents of the University of Colorado	12705 E. Montview Blvd. #200	Aurora		15,042	\$421,928	\$28.05	6/30/2030
CU - Anschutz	University of Colorado Health	12705 E. Montview Blvd. #412	Aurora		16,315	\$529,691	\$32.43	6/30/2027
CU - Anschutz	University of Colorado Health	12705 E. Montview Blvd. #413	Aurora		13,302	\$347,895	\$26.10	6/30/2027
CU - Anschutz	The Kempe Foundation	13123 E 16th Ave	Aurora		16,449	\$296,082	\$18.00	holdover
CU - Anschutz	City and County of Denver	1315 Curtis St	Denver		1,650	\$2	\$0.00	1/31/2028
CU - Anschutz	University Physicians, Inc.	13199 E. Montview Blvd. #321	Aurora		37,584	\$1,522,528	\$40.51	10/31/2027
CU - Anschutz	CU Medicine	13199 E. Montview Blvd. #356	Aurora		10,403	\$272,767	\$39.33	10/31/2029
CU - Anschutz	CU Medicine	13199 E. Montview Blvd. #379	Aurora		1,424	\$51,339	\$39.33	7/31/2029
CU - Anschutz	CU Medicine	13199 E. Montview Blvd. #384	Aurora		8,206	\$322,742	\$39.33	6/30/2027
CU - Anschutz	ACC Gateway, LLC	13701 E Mississippi Ave, #100	Aurora		2,969	\$37,497	\$12.63	1/31/2026
CU - Anschutz	Speer Tower Denver LLC	1391 N Speer Blvd	Denver		3,806	\$117,035	\$30.75	2/28/2027
CU - Anschutz	Kolouch Properties, LLC	1620 Gaylord Street	Denver		3,170	\$81,754	\$25.79	2/28/2028
CU - Anschutz	Kolouch Properties, LLC	1648 Gaylord Street	Denver		4,173	\$106,996	\$25.64	2/28/2028
CU - Anschutz	Authority	1783 Quentin Street	Aurora		5,388	\$125,567	\$23.19	4/30/2034
CU - Anschutz	Fitzsimons Redevelopment Authority	2115 N Scranton St. #1040	Aurora		17,671	\$1,008,131	\$57.05	9/30/2035
CU - Anschutz	Fitzsimons Redevelopment Authority	2115 N Scranton St. #344	Aurora		8,938	\$279,223	\$31.24	3/31/2030
CU - Anschutz	Fitzsimons Redevelopment Authority	2115 N Scranton St. #357	Aurora		6,402	\$181,113	\$28.29	9/30/2032
CU - Anschutz	PIII Parker Road, LLC	5001 S Parker Rd. #215	Aurora		2,181	\$51,632	\$23.44	2/28/2026
CU - Anschutz	1189 ADBP, LLC	6303 Wadsworth Bypass	Arvada		10,208	\$219,472	\$21.00	3/31/2027

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

December 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
CU - Anschutz	San Luis Valley Storage LLC	718 San Juan Ave.	Alamosa		200	\$810	\$4.05	12/31/2025
CU - Anschutz	Renee O'Neil	734 Cramner Avenue	Fraser		825	\$22,370	\$27.12	4/12/2026
CU - Anschutz	HCA-HealthONE LLC	750 S Potomac St.	Aurora		3,539	\$70,305	\$19.38	6/30/2027
CU - Anschutz	Shiloh House	9700 E. Easter Lane	Centennial		420	\$7,578	\$18.04	12/31/2025
CU - Boulder	1030 Owen Institute LLC	1030 13th Street	Boulder		13,204	\$365,205	\$33.19	8/31/2029
CU - Boulder	Wencel Building, LLC	1301 Walnut Street (Suite B03 & B04)	Boulder		4,397	\$152,136	\$34.60	7/31/2027
CU - Boulder	University of Colorado Foundation	1305 University Ave	Boulder		10,726	\$0	\$0.00	6/30/2026
CU - Boulder	Limelight Boulder Joint Venture LLC	1405 Broadway #150	Boulder		1,850	\$85,174	\$46.04	9/24/2035
CU - Boulder	Google LLC	2930 Pearl St Pear	Boulder		1,903	\$0	\$0.00	8/31/2026
CU - Boulder	ROAL Properties LLC	3100 Arapahoe Rd.	Boulder		19,053	\$747,314	\$42.37	12/31/2027
CU - Boulder	4750 Nautilus Court South, LLC	4750 Nautilus Ct. #B	Boulder		14,056	\$170,780	\$14.58	7/31/2030
CU - Boulder	Western Office Portfolio	4845 Pearl East Cir. #200	Boulder		16,998	\$559,064	\$32.89	5/31/2028
CU - Boulder	BRE-BMR Flatiron VII LLC	5555 Central Ave.	Boulder		12,475	\$810,875	\$65.00	12/31/2029
CU - Colorado Springs	Jewell Street, LLC	1831 Austin Bluffs Pkwy	Colorado Springs		5,880	\$93,610	\$15.92	6/30/2026
CU - Colorado Springs	Barbara N. Martin	1873 Austin Bluffs Pkwy	Colorado Springs		4,533	\$72,709	\$16.04	6/30/2026
CU - Colorado Springs	4240 N. Nevada LLC	4240 N Nevada St	Colorado Springs		341	\$6,002	\$17.60	holdover
CU - System	Brownleigh Court LLP	1410 Grant St, Suite 102A	Denver		700	\$17,451	\$24.93	12/31/2030
CU - System	University of Colorado Foundation	546 14th St	Boulder		2,378	\$0	\$0.00	8/30/2026
Colorado University - Total					398,201	\$11,907,189		

UNIVERSITY OF NORTHERN COLORADO

University of Northern Colorado	BTT, LLC	2915 Rocky Mountain Ave	Loveland		12,000	\$340,320	\$28.36	12/31/2029
Total					12,000	\$340,320		

Community College System	Lessor (Landlord)	Leased Property Address	City		Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
--------------------------	-------------------	-------------------------	------	--	-----------------------	-------------	-------	------------------

ARAPAHOE COMMUNITY COLLEGE

Arapahoe Community College	Douglas County School District	10035 S Peoria	Parker		8,115	\$105,972	\$12.00	6/30/2027
----------------------------	--------------------------------	----------------	--------	--	-------	-----------	---------	-----------

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

December 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
Arapahoe Community College - Total					8,115	\$105,972		
COMMUNITY COLLEGE OF AURORA								
Community College of Aurora	KW Fund VI - Arapahoe II LLC	12650 E Arapahoe Ave	Centennial		33,743	\$63,324	\$21.52	5/31/2035
Community College of Aurora - Total					33,743	\$63,324		
COMMUNITY COLLEGE OF DENVER								
Community College of Denver	Opera Shop, Inc.	2570 31st St	Denver		33,280	\$246,938	\$7.42	6/30/2031
Community College of Denver - Total					33,280	\$246,938		
FRONT RANGE COMMUNITY COLLEGE								
Front Range Community College	CB 1351 Sunset LLC	1351 South Sunset St	Longmont		27,090	\$338,625	\$12.50	6/30/2026
Front Range Community College	ARCDBPPORP001, LLC	2121 & 2190 Miller Dr	Longmont		117,106	\$906,100	\$15.86	6/30/2028
Total					144,196	\$1,244,725		
LAMAR COMMUNITY COLLEGE								
Lamar Community College	Foundation	1210 South Main St	Lamar		16,485	\$59,284	\$3.59	12/31/2031
Lamar Community College - Total					16,485	\$59,284		
MORGAN COMMUNITY COLLEGE								
Morgan Community College	Ben's Family Pharmacy	333 M Ave #300	Limon		3,000	\$39,780	\$14.69	6/30/2027
Morgan Community College - Total					3,000	\$39,780		
NORTHEASTERN JUNIOR COLLEGE								
Northeastern College	County	1120 Pawnee Ave	Sterling		38,840	\$18,000	\$0.46	5/16/2028
Northeastern College	Whitaker-Warren Family Trust	754 N 3rd St	Sterling		2,332	\$1,199	\$0.51	6/30/2026
Northeastern Junior College - Total					41,172	\$19,199		
OTERO JUNIOR COLLEGE								
Otero College	City of La Junta	200 Burshears Blvd	La Junta		13,130	\$12,000	\$0.91	3/31/2033
Otero College	Prowers County Human Services	607 Savage Ave	Lamar		4,320	\$36,665	\$8.00	3/31/2029

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION

FY2026/2027 ANNUAL REPORT, SECTION III - H: COMMERCIAL LEASES (BY STATE AGENCIES AND INSTITUTIONS)

Commercial Leases as of June 30, 2025

December 2025

Agency (Tenant)	Lessor (Landlord)	Leased Property Address	City	Rented Land Acres	Rented Square Footage	Annual Rent	\$/SF	Lease Expiration
Otero College	Alamosa School District	9768 South 103	Alamosa		6,000	\$13,440	\$2.24	5/31/2026
Otero College	San Luis Valley Farm Workers, Inc.	980 S Broadway St	Center		8,000	\$0	\$0.00	12/31/2042
Otero Junior College - Total					31,450	\$62,105		
PIKES PEAK COMMUNITY COLLEGE								
Pikes Peak Community College	The Classical Academy	12201 Cross Peak View	Colorado Springs		12,720	\$84,970	\$6.68	6/30/2048
Total					12,720	\$84,970		
PUEBLO COMMUNITY COLLEGE								
Pueblo Community College	Catholic Health Initiatives Colorado	1008 Minnequa Ave	Pueblo		210,154	\$1	\$1.00	6/30/2040
Pueblo Community College	McCarthy/Baker, LLC	121 W City Center Dr #200	Pueblo		2,161	\$48,774	\$22.57	holdover
Pueblo Community College	Catholic Health Initiatives Colorado	1902 E Orman Ave	Pueblo		1,904	\$1	\$1.00	8/31/2027
Pueblo Community College	Conservation	701 Camino del Rio	Durango		40,044	\$69,773	\$15.56	6/30/2027
Pueblo Community College - Total					254,263	\$118,549		
TRINIDAD STATE JUNIOR COLLEGE								
Trinidad State College	Trinidad School District	612 Park St	Trinidad		7,468	\$56,000	\$7.49	6/30/2026
Trinidad State Junior College - Total					7,468	\$56,000		
All Higher Education - Total					1,401,509	\$20,947,117		
All Agency Totals					2,021,640	\$41,134,113		
All Higher Education Totals					1,401,509	\$20,947,117		
All Totals					3,423,149	\$62,081,229		