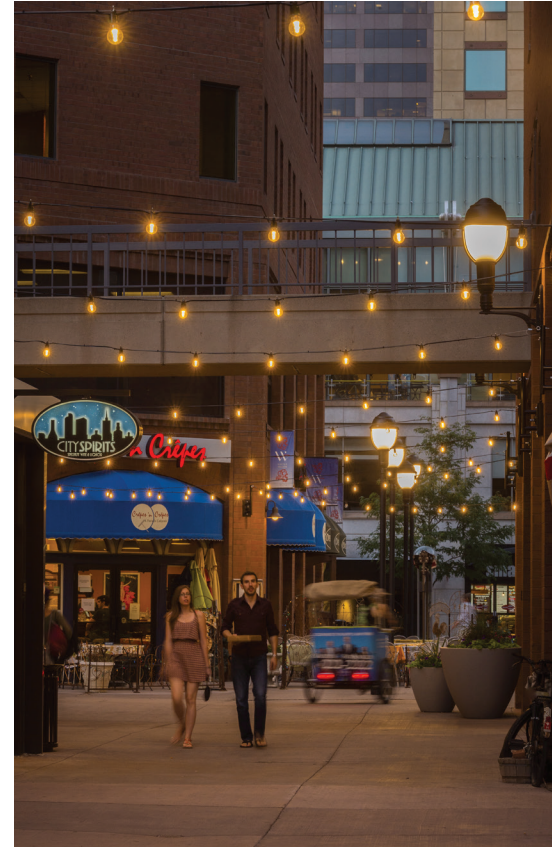


Writer Square



When tenants at a Unico building in the Denver Tech Center mistakenly received a lender default notice intended for a different tenant in a small neighboring building, our property management team took note that a troubled asset situation was unfolding, and alerted their acquisitions counterparts.

While this distressed retail asset offered some synergies with our neighboring office tower, the key was the heads-up connection made by our acquisitions officers that the private owner of this building was also the owner of the much larger Writer Square – which we coveted for its location and upside levers.

Located in downtown Denver, Writer Square is a 181,431 mixed-use office, retail and parking center

ACQUISITIONS



Our off-market roundtrip
of Writer Square yielded a
1.9x equity multiple in just
three years

Unico crafted a proactive off-market outreach to the owner that solved their distressed asset problem, contingent on bundling that property with the larger prize of Writer Square.

We swiftly structured a deal that encompassed both buildings – solving the seller's problem while also establishing a favorable cost basis on Writer Square.

Three years after purchasing Writer Square, we sourced an off-market buyer who purchased the property at a significant upside.