



CASE STUDY

860 POTOMAC

Office Building



Property Type

Medical Office

Project Type

Building Retrofit

Building Measures

HVAC Upgrades, and Advanced Building Controls

The Challenge

860 Potomac, an existing Class B medical office building located adjacent to Colorado's Fitzsimons Medical Campus, needed significant building system upgrades to bring the property to market and attract a new tenant base. Largely core and shell at the time of Lever's involvement, the building was to undergo various capital-intensive renovations and tenant improvements. The client leveraged C-PACE to invest in new high-quality equipment transforming the property into the premier medical office in the area.

The Solution

In partnership with Lever, the building owner was able to utilize C-PACE to finance energy efficiency solutions, capital expenditures, and tenant improvements including advanced building controls and high efficiency HVAC systems. At no out of pocket costs to the owner, these investments improved the asset quality, significantly reduced operating expenses, and improved the comfort of the building for tenants. The end result was a more competitive real estate asset with improved net operating income.



Aurora, CO

Location



\$900,000

C-PACE Financing



40%

Annual O&M Savings



19 Year Term

Fixed Rate Financing



Calmwater Capital

Mortgage Holder



To learn more about Lever Energy Capital, visit our website or contact us at **(303) 390-1655** or **info@leverec.com**

leverenergycapital.com

About Us

Lever is a leader in the origination and funding of Commercial Property Assessed Clean Energy (C-PACE) projects across the United States. Our team of sustainability, real estate, and finance experts help our clients leverage C-PACE to modernize their real estate assets and increase profitability. Our streamlined process, in combination with competitive capital, is scaling the adoption of C-PACE in the commercial real estate industry. Contact us today to discuss how you can improve your asset's bottom line!

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since 1965

