

NEWMARK



RAYTHEON AURORA PORTFOLIO

16430 & 16470 E Hughes Drive
Aurora, CO 80011

Raytheon

DISCLAIMER AND LIMITING CONDITIONS

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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INVESTMENT ADVISORS

NEWMARK

Government Leased Capital Markets

3455 Peachtree Road NE, 18th & 19th Floors

Atlanta, GA 30326

t 770-552-2400

<https://www.nmrk.com/>

Davis Finney

Senior Managing Director

t 770-552-2447

m 706-255-8610

davis.finney@nmrk.com

Colt Neal

Senior Managing Director

t 404-806-2512

m 770-503-4687

colt.neal@nmrk.com

Will Baselj

Associate

t 404-926-1060

m 770-878-0646

will.baselj@nmrk.com

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EXECUTIVE SUMMARY

2-Property Raytheon Portfolio Adjacent to Buckley Space Force Base

Opportunity to acquire a ±175,924 SF two-property portfolio fully leased to Raytheon. The properties were constructed in 2001 as a build-to-suit for Raytheon. Raytheon recently renewed their lease for 7.5 years under a NNN lease structure. These two properties service the Raytheon's Joint Polar Satellite System contract, a \$1.9B NOAA contract monitoring environmental conditions around the globe for critical US military missions. The portfolio contains campus amenities, data center, lab, and SCIF components. There is excess land with potential for a 54K SF expansion upon request from the tenant.



- Build-to-Suit Construction for Raytheon
- New 7.5-year renewal (5.5 firm)
- NNN lease structure
- 3% annual escalations
- Portfolio contains campus amenities, data center, lab, and SCIF components
- Strategically located next to Buckley Space Force Base
- Potential 54,000 SF expansion building for Raytheon



SALE PRICE:

Contact Brokers



NOI:

\$3,385,000



CAP RATE:

Contact Brokers



PORTFOLIO SIZE:

±175,924 SF

PROPERTY INFORMATION

Address:	16430 & 16470 E Hughes Dr Aurora, CO 80011
Building Size:	16430 – 70,703 SF 16470 – 105,221 SF Total: 175,924 SF
Site Size:	16430 – 7.65 acres 16470 – 8.26 acres Total: 15.91 acres
Year Built:	2001
Parking Ratio:	4.8/1,000 SF 16430 – +330 spaces 16730 – +517 spaces
Stories:	16430 – 1 story 16470 – 3 stories
Tenancy:	Single
Occupancy:	100%
Lease Expiration:	April 30, 2034
NOI:	\$3,385,000



Raytheon



LEASE OVERVIEW



TENANT OVERVIEW

Raytheon Company (now RTX Corporation) is one of the world's largest and most influential aerospace and defense companies, with roughly 186,000 employees globally and annual revenue exceeding \$80 billion. The company's market capitalization has grown from roughly \$90 billion in 2016 to approximately \$250 billion as of early 2026. Raytheon's Aurora facility is a central hub for developing and integrating space and satellite systems, including ground control, on-orbit sensors, mission planning, and data processing. It supports navigation, timing, climate/weather, and Earth observation missions central to national security, such as threat detection, missile launch monitoring, and global environmental data delivery. The site focuses on advanced software and systems engineering, including DevOps and integration for classified, mission-critical systems. Aurora hosts some of Raytheon's most advanced space and defense technologies, including the JPSS Common Ground System, which supports U.S., European, and Japanese polar-orbiting satellites that monitor global weather, atmosphere, and oceans.

LEASE SUMMARY

Tenant:	Raytheon Company
Lease Size:	175,924 RSF
Lease Structure:	NNN
Renewal Commencement:	November 1, 2026
Lease Expiration:	April 30, 2034
Lease Term Remaining:	±8 years
Rent Increase:	3% annual escalations

	Top Government Contractors	Number of Actions	Dollars Obligated
1	LOCKHEED MARTIN CORP	41,972	\$52,479,365,101.92
2	RTX CORPORATION	27,634	\$25,433,238,417.40
3	THE BOEING COMPANY	22,994	\$24,758,962,470.98
4	NORTHROP GRUMMAN CORP	11,036	\$19,669,506,853.35
5	GENERAL DYNAMICS CORP	11,020	\$19,539,929,456.61

AERIAL PHOTOS

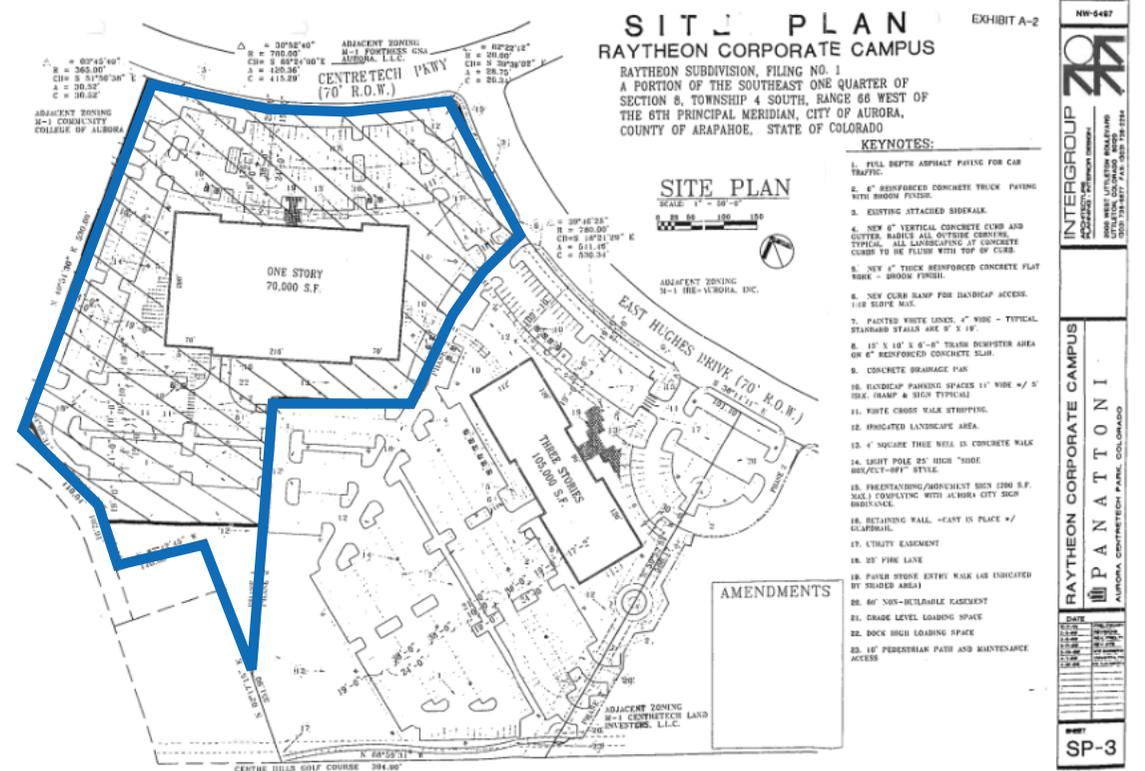
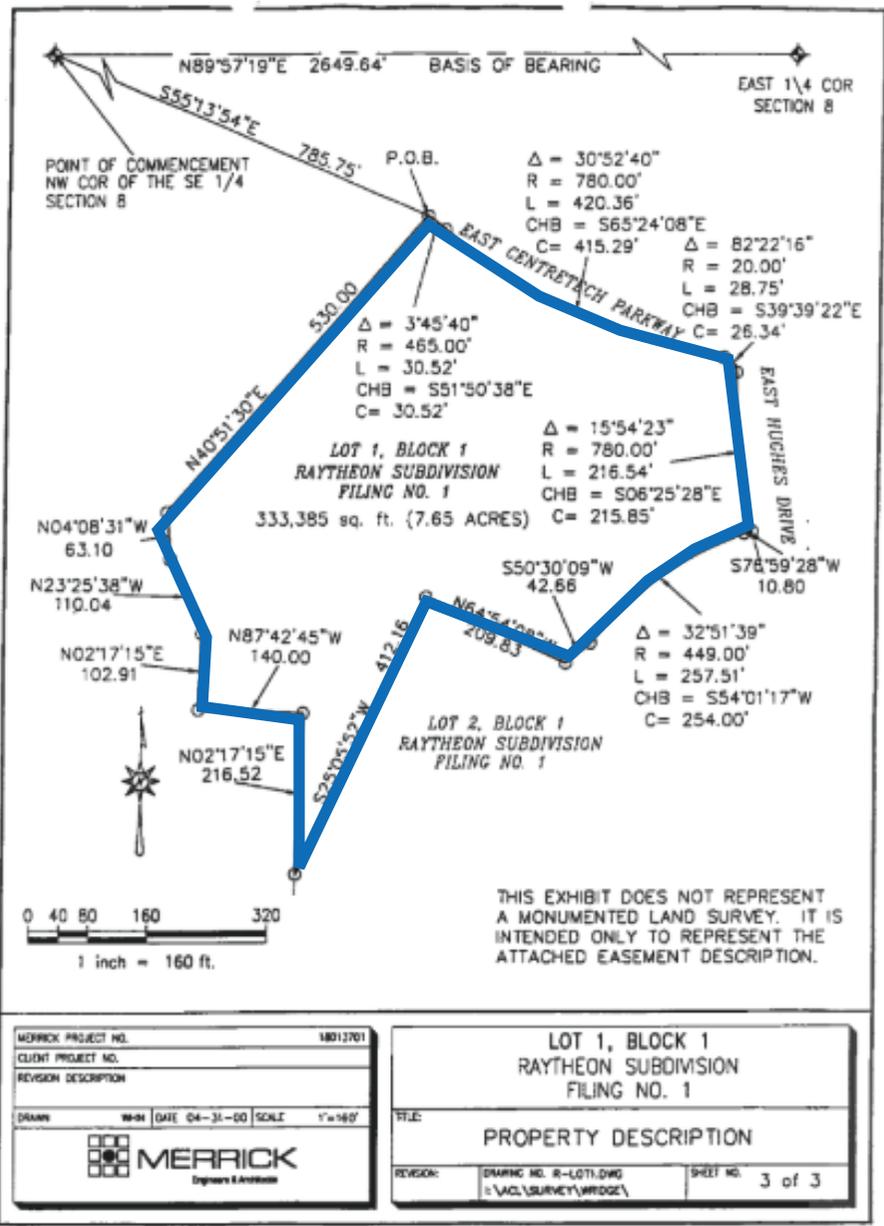


16430 & 16470 E Hughes



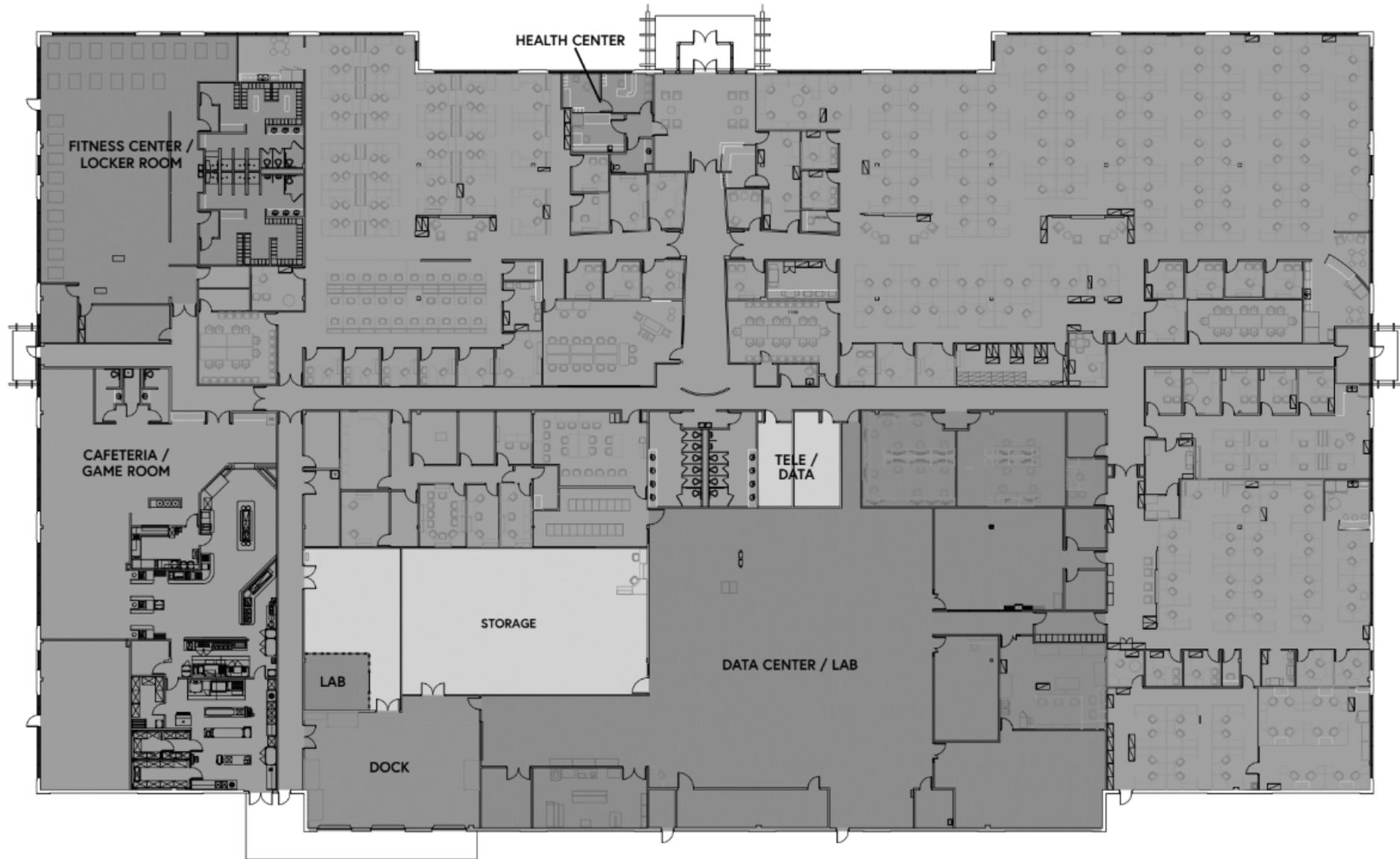
PLAT & PARCEL MAPS

16430 E Hughes



FLOOR PLANS

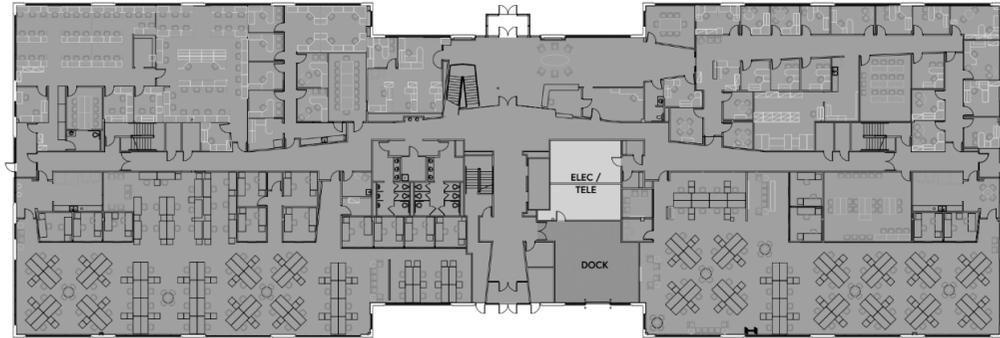
16430 E Hughes



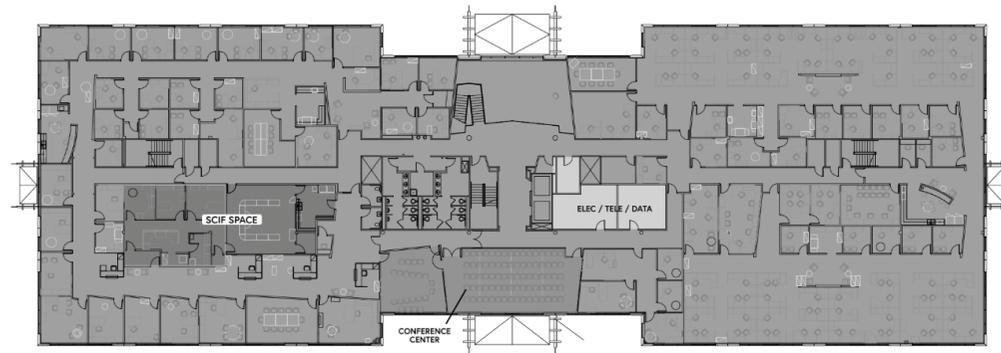
FLOOR PLANS

16470 E Hughes

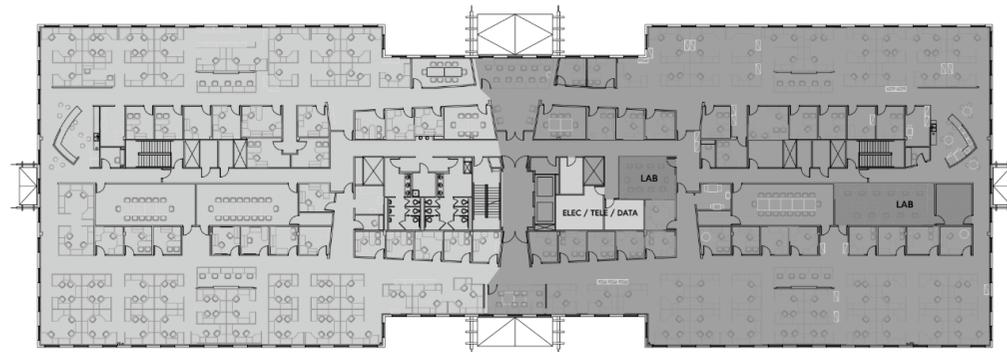
1st Floor



2nd Floor



3rd Floor



DEPARTMENT OF DEFENSE SPENDING



\$2.21T

IN BUDGETARY RESOURCES



\$1.45T

**IN TOTAL OBLIGATIONS IN THE
PAST FISCAL YEAR**



\$500.66B

IN AWARD OBLIGATIONS

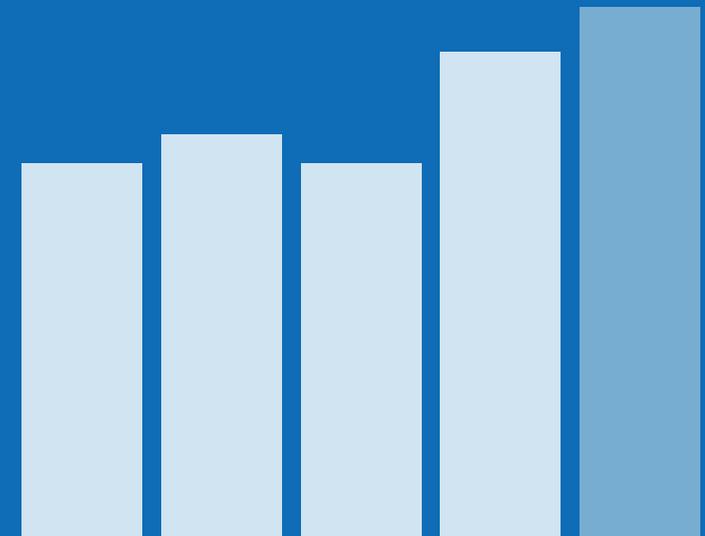
FY 2025 Summary
Data through 9/29/2025

How much funding is available to this agency?

\$2.21 Trillion
in budgetary resources

16.7% of the FY 2025 U.S. federal budget

<https://www.usaspending.gov/agency/departments-of-defense?fy=2025>



FY 21 FY 22 FY 23 FY 24 FY 25

Total Budgetary Resources Over Time

BUCKLEY SPACE FORCE BASE

Buckley Space Force Base in Aurora, Colorado is a vital U.S. Space Force installation and a cornerstone of the nation's space and missile warning infrastructure. Established in 1942 and transitioned to Space Force operations in 2021, Buckley has evolved into a premier space-focused installation. Its Front Range location offers access to a highly skilled workforce and strong integration with the broader aerospace and defense ecosystem.

The base is best known for its missile warning and space domain awareness missions, including ground operations for the Space-Based Infrared System (SBIRS). These systems provide global missile warning, missile defense, and intelligence capabilities essential to U.S. and allied national security, supported by long-term federal funding and ongoing modernization.

Buckley also supports space surveillance, intelligence, and cyber-enabled space missions, hosting multiple Space Force units and mission partners. The installation fosters close collaboration among the Department of Defense, intelligence agencies, and government contractors.

Employing thousands of military personnel, civilians, and contractors, Buckley generates sustained demand for nearby secure office, lab, and mission-support facilities. Its enduring mission set and strategic importance make adjacency to Buckley Space Force Base highly attractive for defense and space-focused contractors.



ABOUT THE AREA

Aurora, Colorado

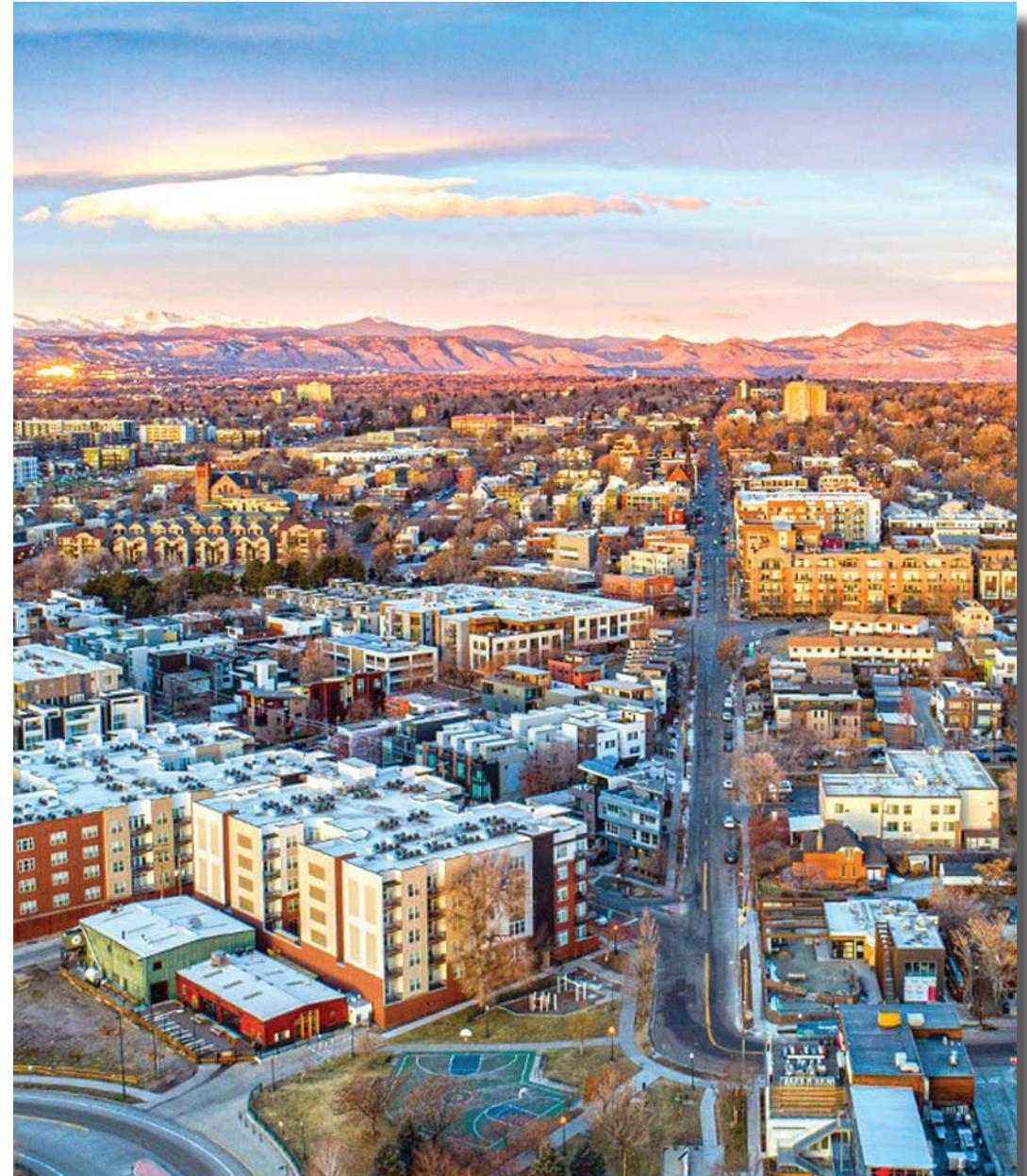
Aurora, Colorado is a dynamic, rapidly growing city located just east of Denver and encompassing parts of Arapahoe, Adams, and Douglas counties. As the third-largest city in the state, Aurora plays a central role in the Denver metropolitan area, combining metropolitan accessibility with a diverse, well-established suburban environment. Its strong demographics, steady population growth, and robust employment base underpin a highly stable market.

The area is home to the Denver Federal Center, one of the largest concentrations of federal agencies outside Washington, D.C. This presence supports a durable local economy and underscores the strategic importance of government contractor facilities in the area, including this Raytheon portfolio.

Aurora supports one of the region's most diverse economies, anchored by major employment centers such as the Anschutz Medical Campus, Buckley Space Force Base, and the Fitzsimons Innovation Community. These institutions drive long-term demand for healthcare, research, and government-related services while reinforcing the city's position as a core hub for federal, military, and medical activity in the Rocky Mountain region.

Residents and employees benefit from a strong quality of life supported by an extensive network of parks, reservoirs, and open spaces. Aurora boasts more than 8,000 acres of parkland and over 100 miles of trails, offering access to outdoor recreation areas including the Aurora Reservoir and Cherry Creek State Park. The city's cultural offerings—such as the Aurora Fox Arts Center and multiple community festivals—enhance its appeal to a diverse and highly engaged population.

Aurora also enjoys exceptional regional access. Major transportation corridors, including Interstate 225 and E-470, as well as the RTD light-rail system, provide seamless connectivity to downtown Denver, Denver International Airport, and other major employment nodes. This accessibility, paired with sustained growth and institutional investment, makes Aurora an ideal environment for long-term federal, healthcare, and community facilities.



AREA DEMOGRAPHICS



POPULATION

3 mile	132,555
5 mile	349,549
10 mile	966,566



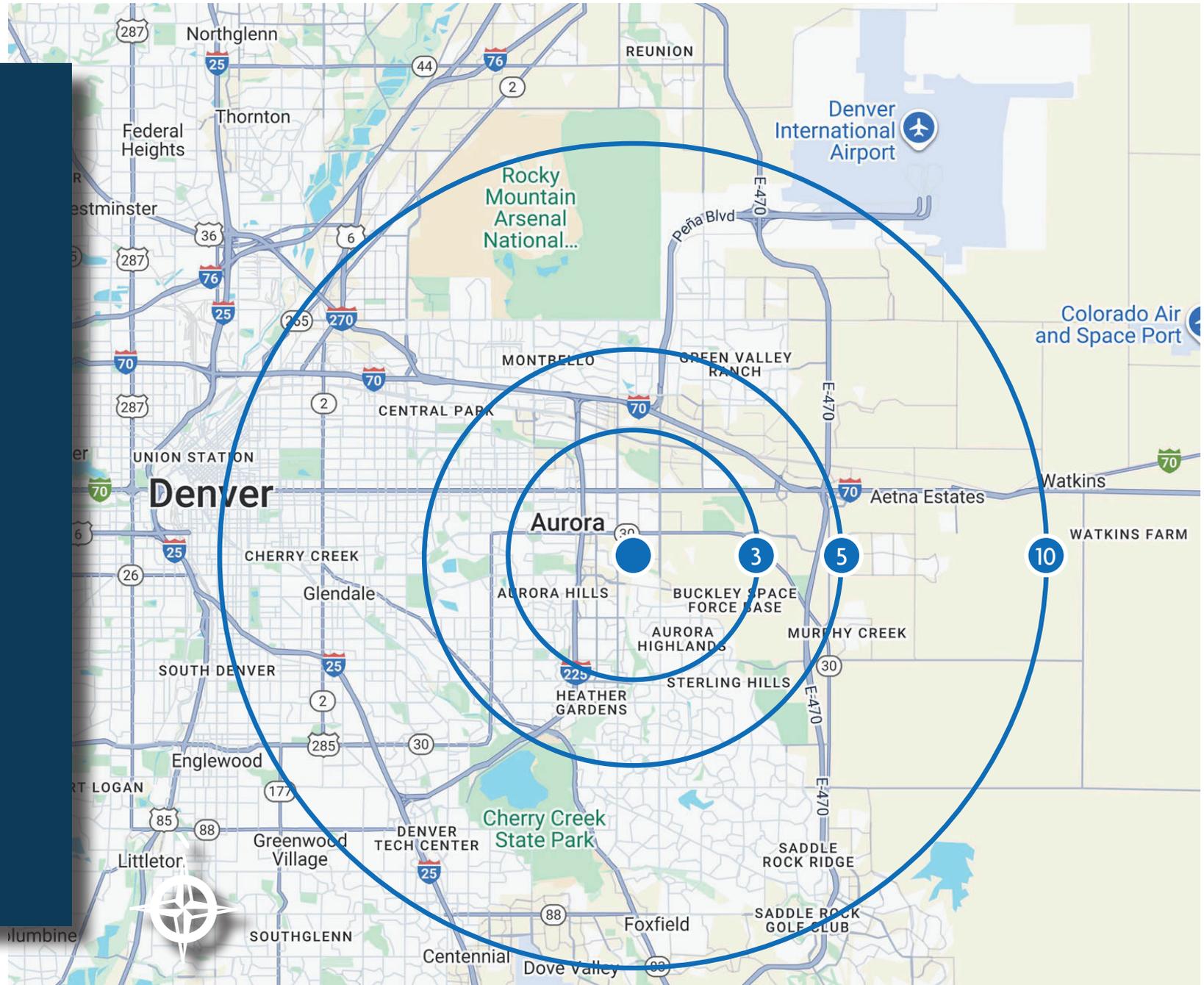
HOUSEHOLDS

3 mile	47,993
5 mile	129,775
10 mile	385,649



AVG. HH INCOME

3 mile	\$76,073
5 mile	\$82,945
10 mile	\$108,171



SAMPLE TEAM CLOSINGS



SAMPLE TEAM CLOSINGS



SSA Mega Teleservice Center | Albuquerque, NM (±155,000 SF)



Aerospace Manufacturing Facility | Peachtree City, GA (±163,000 SF)



U.S. Attorney's Office | Springfield, IL (±44,000 SF)



Northrop Grumman | Aurora, CO (±104,000 SF)



Tampa Air Force Medical Clinic | Tampa, FL (±45,000 SF)



TSA & CBP Facility | Atlanta, GA (±98,000 SF)

GLOBAL REACH

Newmark by The Numbers

Newmark's company-owned offices and business partner as of January 30, 2025.

8,000+
PROFESSIONALS

~170
OFFICE LOCATIONS

\$2.8B+
ANNUAL REVENUES

A Smarter, Seamless Platform

Newmark Group, Inc. (Nasdaq: NMRK), together with its subsidiaries ("Newmark"), is a world leader in commercial real estate, seamlessly powering every phase of the property life cycle.

Newmark enhances its services and products through innovative real estate technology solutions and data analytics designed to enable its clients to increase their efficiency and profits by optimizing their real estate portfolio.

Integrated Services Platform

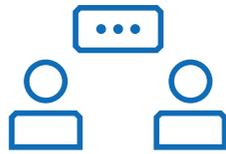
Our integrated platform gives clients a single source for all their real estate needs, with an emphasis on anticipating the future.



Capital
Markets



Landlord
Representation



Tenant
Representation



Global Corporate
Services



Project
Management



Valuation &
Advisory

GOVERNMENT LEASED CAPITAL MARKETS

Prepared by:

Davis Finney

Senior Managing Director

t 770-552-2447

m 706-255-8610

davis.finney@nmrk.com

Colt Neal

Senior Managing Director

t 404-806-2512

m 770-503-4687

colt.neal@nmrk.com

Will Baselj

Associate

t 404-926-1060

m 770-878-0646

will.baselj@nmrk.com

Kevin McCabe

Broker of Record

Ross Real Estate, Ltd. dba Newmark

License #: ER246951

kevin.mccabe@nmrk.com

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