



## CASE STUDY

# 860 POTOMAC

Office Building



### 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 that would attract tenants to the space and better compete with peer assets in the surrounding 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 such as advanced building controls and high efficiency HVAC systems. At no upfront cost, these investments improved the asset quality, significantly reduced operating expenses, and improved the comfort of the building for future tenants. The end result was a more competitive real estate asset with improved net operating income.

**Property Type:**  
Multi-Tenant Office

**Project Type:**  
Building Retrofit

**Building Measures:**  
HVAC Upgrades, and Advanced Building Controls



**Aurora, CO**  
Location



**\$900,000**  
Approved C-PACE Financing



**40%**  
Annual O&M Savings



**19 Year**  
Term



**Calmwater Capital**  
Mortgage Holder

*"At no upfront cost, these improvements improved the asset quality"*



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

[leverenergycapital.com](http://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 successfully help our clients leverage C-PACE to modernize their real estate assets. Our streamlined process, in combination with competitive capital, is scaling the adoption of sustainability in the commercial real estate industry. Contact us today to discuss how you can improve your asset's bottom line!

In Partnership With



**CENTENNIALCONTROLS**  
saving the planet one building at a time  
since 1965

