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Tributary Real Estate Acquires 4100 E. Arkansas

Purchased from AAA Colorado, the building will be master leased by TGS Management

DENVER (July 28, 2017) – [Tributary Real Estate](#), a fully integrated Denver-based investment, development, brokerage and property management firm, has purchased 4100 E. Arkansas, a 63,335-square-foot two-story class B office building centrally located in Denver at I-25 and Colorado Boulevard for \$7.34 million.

The owner-occupied building is currently the corporate headquarters for AAA Colorado, which is relocating and expanding to the Denver Tech Center. Tributary acted as the buyer broker and will be part of the ownership entity for the property. The firm will also manage the building renovation for [The Green Solution's](#) (TGS) corporate office, operating as TGS Management, on behalf of the new ownership.

“At Tributary, we pride ourselves on achieving a high level of involvement in creating lasting partnerships with our clients, working closely with them to determine how our investment, development and brokerage services can be combined to support their business objectives,” said Ryan Arnold, principal of Tributary Real Estate. “We’ve developed a strong working relationship with TGS Management through several successful transactions over the past four years, and we look forward to continuing the relationship as TGS Management grows as an organization.”

AAA Colorado will initially lease back the property for five months following the sale to allow the company time to relocate to their new facility. During this time, Tributary and TGS will finalize construction documents and acquire building permits. Construction is slated to begin January 2018 with full occupancy expected by April 2018.

TGS Management is a vertically integrated cannabis operations company employing over 660 employees in cultivation, manufacturing, R&D facilities and retail. Approximately 125 corporate employees will move into the 4100 E. Arkansas space.

“We’ve worked with Tributary for several years on our real estate,” said Kyle Speidell, Co-CEO and Co-Founder of TGS Management. “Their commitment to understanding our short- and long-term goals, and their ability to deliver solutions tailored to our unique needs, has helped to propel our growth and expand our real estate holdings.”



The Green Solution, through Speidell Real Estate Group, currently owns 12 retail locations across Colorado and 300,000 square feet of cultivation facilities.

About Tributary Real Estate

Tributary Real Estate is a Colorado-based fully integrated commercial real estate firm. Founded in 2015, the firm acquires, owns, develops and operates mixed-use real estate properties in the urban areas of Denver. Tributary is comprised of seasoned industry leaders committed to quality development and investments in Denver.

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