

INDUSTRIAL/WAREHOUSE OFFERING MEMORANDUM

9341 Commerce Center St Unit #D5

Highlands Ranch, COLORADO



OFFERING MEMORANDUM

BANYAN REAL ESTATE LLC  
387 Corona St, Ste 501  
Denver, CO 80218



PRESENTED BY: \_\_\_\_\_

Chris LaMee

Founder | Broker

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Chris@BanyanRealEstate.com

[www.BanyanRealEstate.com](http://www.BanyanRealEstate.com)

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# PROPERTY SUMMARY

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


## Property

Summary Price:	\$448,500
Building SF:	1,700
Price / SF:	\$264
Year Built:	2018
Taxes:	\$4,891
Monthly HOA	\$611
Varies:	

## Property Overview

Fantastic flex condo with mezzanine and built-in metal walled walk in safe. 1,700 square feet including the mezzanine. Great man cave, industrial work space, or bunker. The walled in safe was designed as a gun safe and offers a secure space to store your prized possessions. There is a drywalled in office space on the mezzanine level and the mezzanine is built to withstand a large amount of weight. Plenty of room for a lift as seen in the previous pictures.

## Property Features

-  16' Drive In Door
-  Metal Walled Safe
-  Mezzanine With Office
-  Santa Fe and Town Center Dr near C-470

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# PROPERTY PHOTOS

9341 Commerce Center Street Unit #D5



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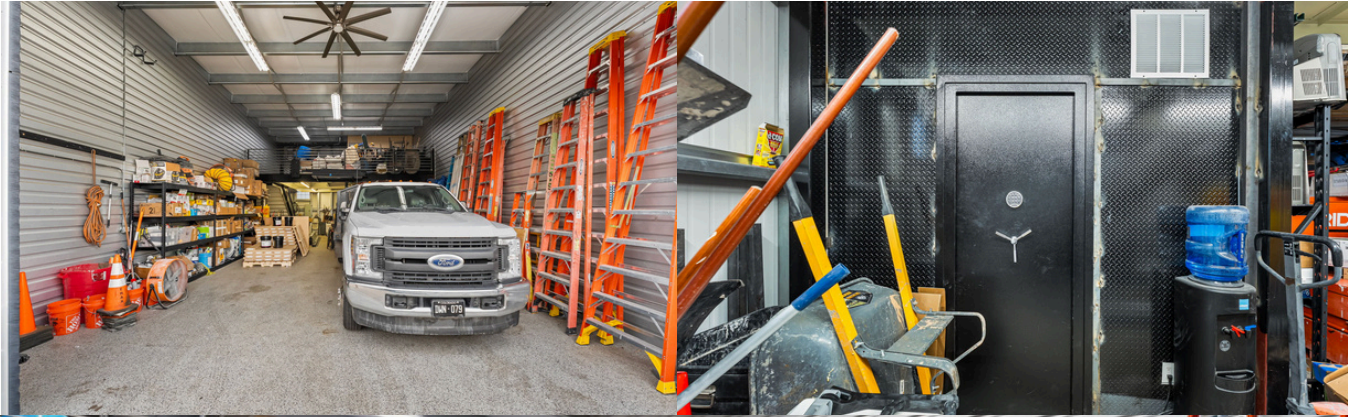


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## PROFESSIONAL BIO

9341 Commerce Center  
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As a founder of Banyan Real Estate, LLC, Chris' highest concern is quality of service provided to each and every client. He has assembled a team of professionals who ensure that each client will receive the best customer service based on your personal needs. That high level of service has led to 85% of Chris' annual real estate production coming from client referrals and repeat business. A referral from a satisfied customer is the highest compliment a Realtor can receive and is probably the best indicator of client satisfaction.

Chris has won production awards for the last 24 years in a row, making him one of Metro-Denver's top real estate professionals and ranking him in the top 1% of producers nationally.

Along with being involved with thousands of real estate transactions, Chris has played an integral role in numerous real estate development and investment projects from large scale ranch land development, to apartment condo conversions, to duplex splits, to office condo creation. He's even been called on by both the Denver County Circuit Court and the Adams County Circuit Court to be a Commissioned Judge in eminent domain cases. Chris attempts to bring this vast knowledge into every real estate transaction. From first time buyers, to sophisticated investors, Chris enjoys using his experience and knowledge to further his client's needs. Chris has a bachelor's degree in Marketing and a Master of Business Administration/Real Estate from the University of Colorado, Boulder; a total of six years worth of academic work topped off with 2 full years focusing on Real Estate for his MBA. He's been in the real estate brokerage business since 1989 and he is essentially a Colorado native after moving to Denver when he was a year old and growing up in Denver and Evergreen. Chris and his wife Kim have two daughters and enjoy all of the outdoor activities that Colorado has to offer.

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# DISCLAIMER

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