

OFFERING MEMORANDUM

LABORATORY FLEX OFFICE



7185 South Tucson Way

Centennial, Colorado 80112

Marcus & Millichap
THE KRAMER GROUP

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

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EXECUTIVE SUMMARY *INVESTMENT HIGHLIGHTS*

Total Price

\$2,599,000

7185 S. Tucson Way | Centennial, CO

Square Feet	13,695 SF
Lot Size	1.65 Acres
Year Built	1998
Price/SF	\$190

Lease Expires	12/31/2024
Monthly Rent	\$20,833,33
Lease Rate	\$18.68/NNN

Tenant is open to vacating early.

OFFERING SUMMARY EXECUTIVE SUMMARY

The Kramer Group of Marcus & Millichap is pleased to present an exclusive listing at 7185 S Tucson Way in Centennial, CO. This Class B Flex/Laboratory Office building is perfect for an owner user and/or investor looking to purchase below replacement value in the South Denver market. There is room for expansion on the current site to allow for future company growth.

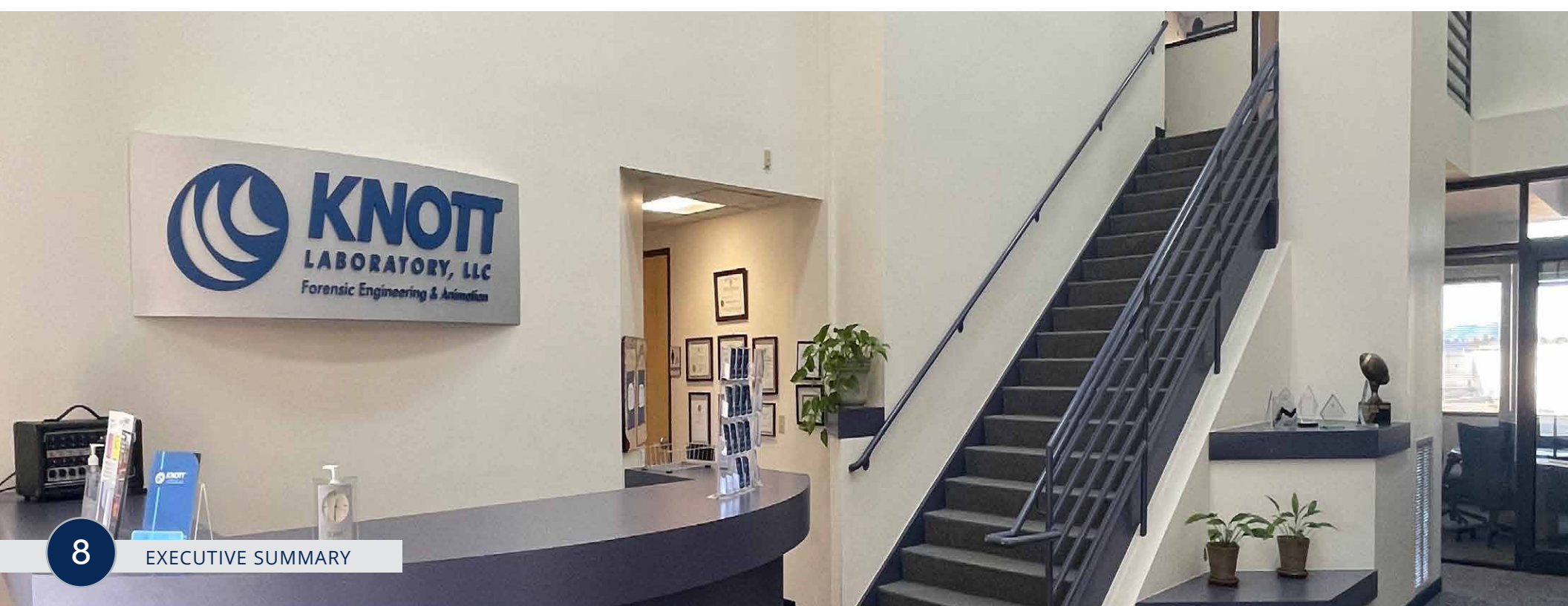
The property is located in the exploding Dove Valley submarket, home to Centennial Airport, Boom Supersonic, and the Denver Broncos' headquarters. It is near many amenities such as Cornerstar Shopping Center and Centennial Center Park. Arapahoe Road and I-25 is less than four miles from the property, providing easy access to the Denver Metro Area.

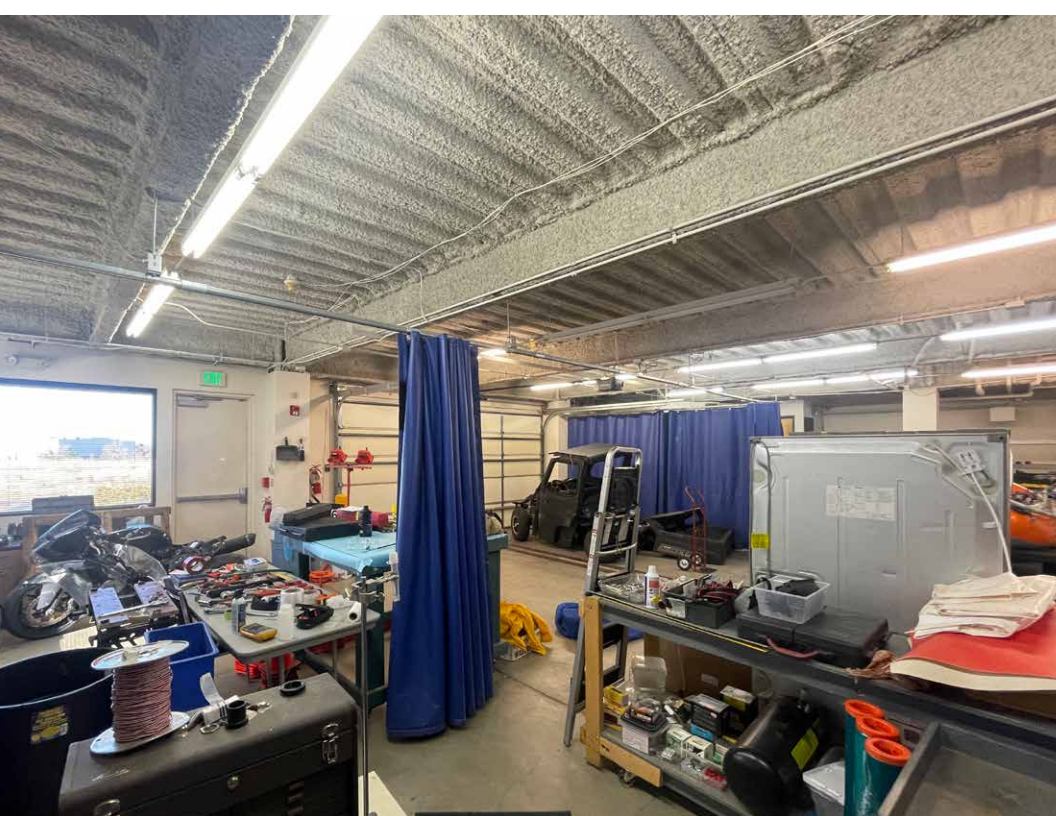
- \$2,900,000 Listing Price (\$212/SF)
- Nearly \$200,000 in Capital Expenditures Were Completed in 2013, Including a New Roof, Stucco, and Parking Lot.
- Building Plans Indicate 13,695 SF: 2,617 SF (2nd Floor), 7,284 SF (1st Floor), 3,794 SF (Garden Level Basement).
- Media Room
- 2 Breakrooms
- 15 Individual Offices
- Conference Room
- Laboratory Space With Rollup Door at Grade
- Year Built/Renovated 1998/2013
- Lot Size: 1.65 Acres
- Centennial Airport Center HOA
- \$77.64 / Quarter, \$310.56 / Annually
- 2024 Taxes: \$71,027.10
- Insurance: \$7,903



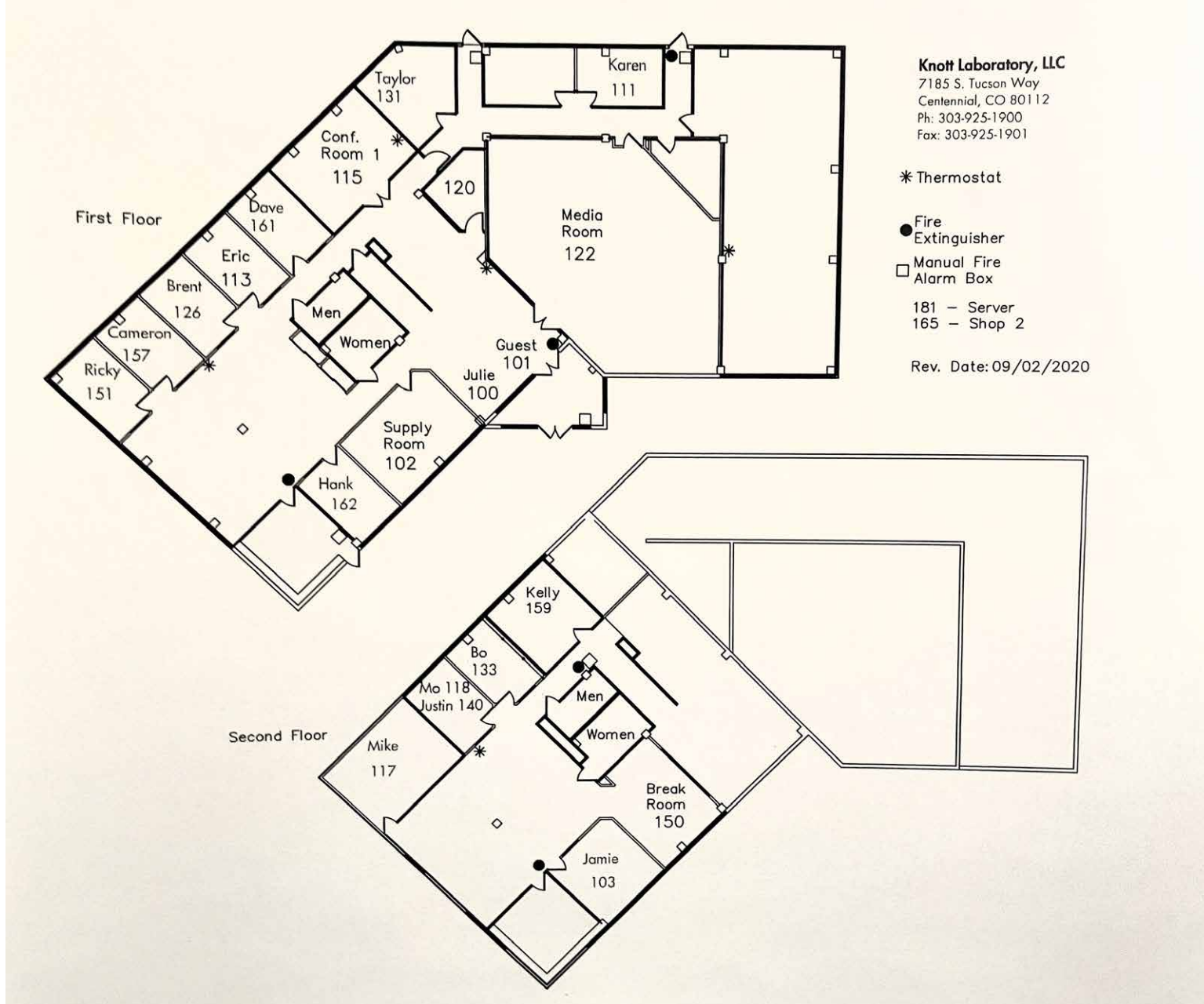


 **KNOTT**
LABORATORY, LLC
Precision Engineering & Innovation

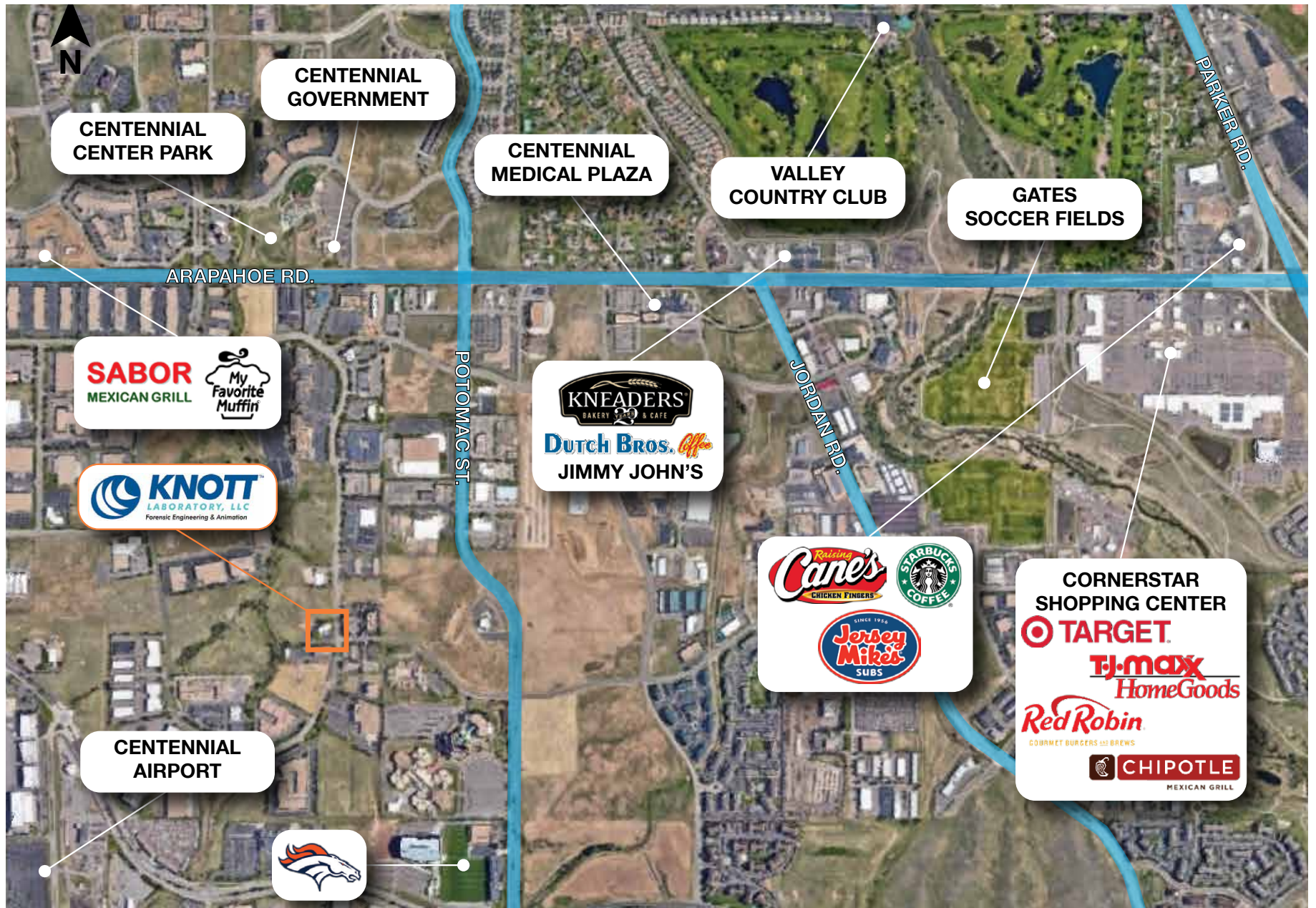




PROPERTY INFORMATION



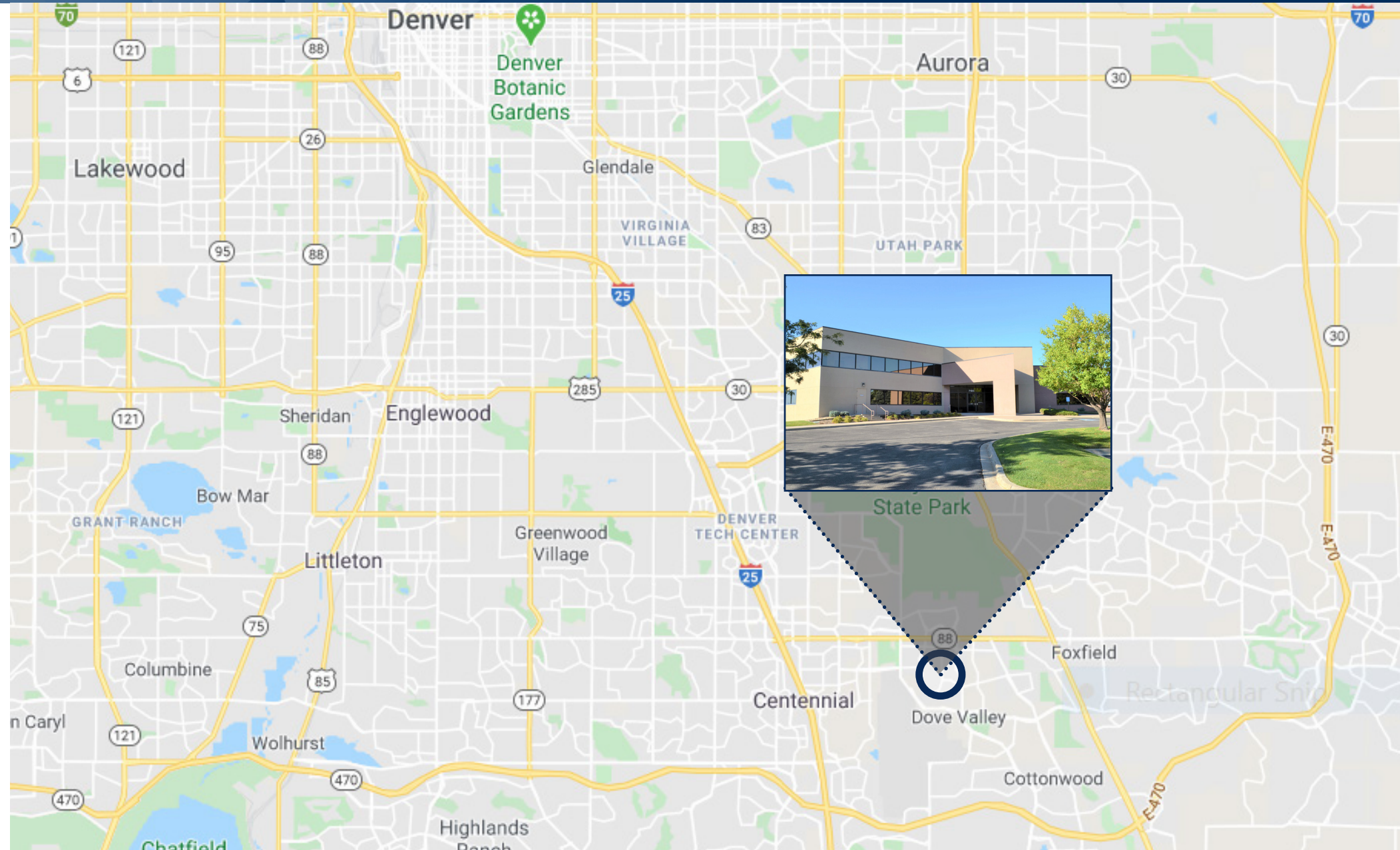
PROPERTY INFORMATION AMENITIES MAP



PROPERTY INFORMATION



PROPERTY INFORMATION REGIONAL MAP



AERIAL MAP PROPERTY INFORMATION



BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

7185 S Tucson Way, Centennial, CO 80112

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via Attachment to emailed Offering Memorandum and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.



Broker



EXCLUSIVELY LISTED BY

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