

# 1795 CENTRAL

PREMIER LOHI LOCATION OVERLOOKING DOWNTOWN DENVER



OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

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55'

125'

LOT SQUARE FOOT:  
11,250 SF



- 
1. PROPERTY DETAILS
  2. AREA OVERVIEW
  3. PROPERTY RENDERINGS
  4. FINANCIAL ANALYSIS
  5. LOCAL ECONOMY
  6. KAUFMAN HAGAN



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COMMERCIAL REAL ESTATE



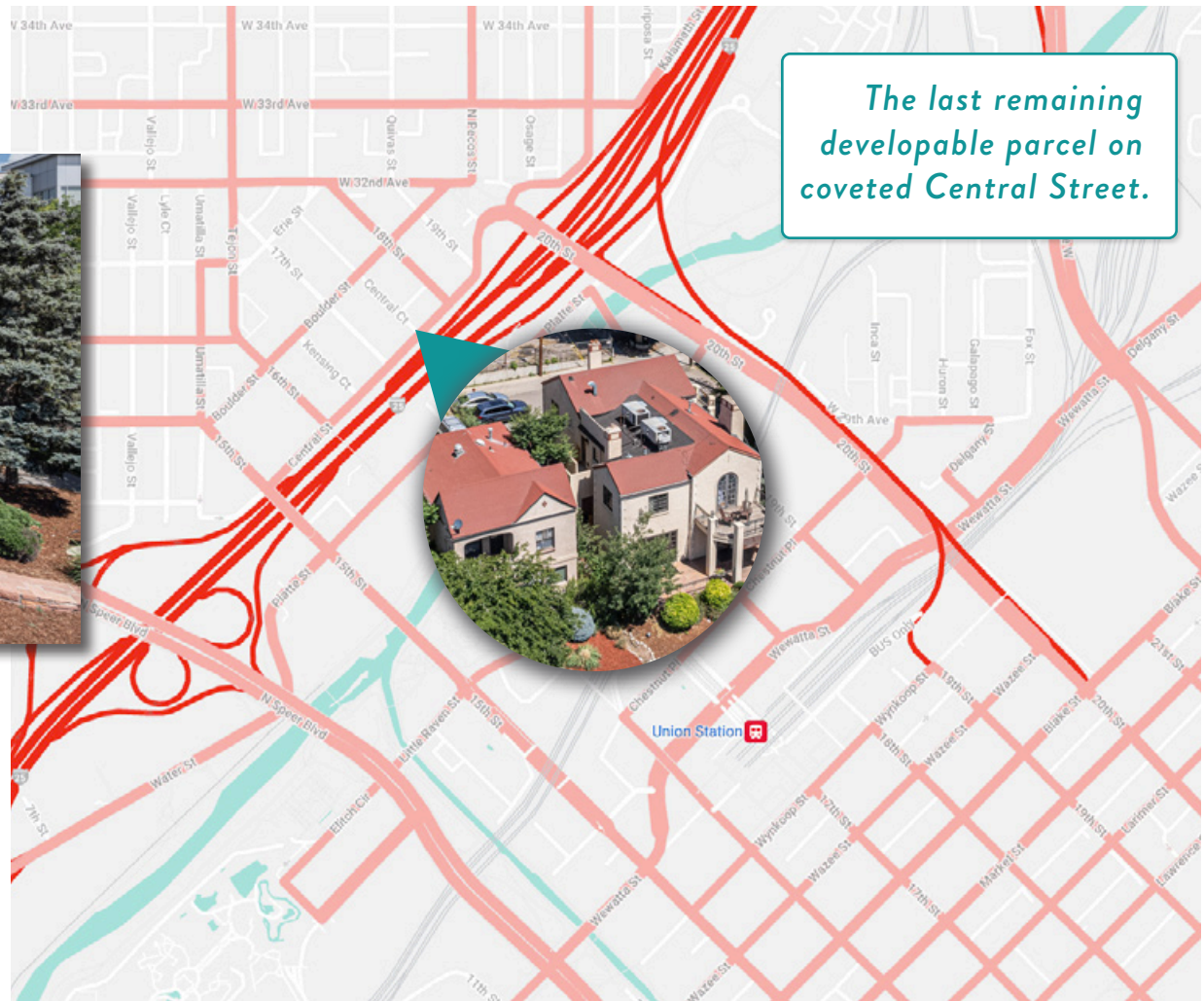
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# PROPERTY OVERVIEW





# 1763-1795 CENTRAL ST



|                  |                              |
|------------------|------------------------------|
| # Office Suites  | 2                            |
| # Buildings      | 2                            |
| # Stories        | 2                            |
| Construction     | Stucco                       |
| Roof Type        | Composition Tiles            |
| GBA              | 5,414 SF                     |
| Lot SF           | 11,250 SF                    |
| Parking          | Rear Parking Lot   11 Spaces |
| Heating          | Furnace                      |
| Air Conditioning | HVAC                         |
| Water   Sewer    | Individual                   |
| Electric   Gas   | Individual                   |
| Zoning           | C-MX-5                       |

## PROPERTY HIGHLIGHTS

- Prominent location on Central Street, providing excellent visibility and exposure to over 200,000 vehicles a day
- Well positioned for a 5-story hotel or apartment redevelopment
- NNN covered development - month-to-month tenancy after 2024
- High foot traffic block due to Highlands density and proximity to Central Business District



# PROPERTY IMAGES





# PROPERTY IMAGES





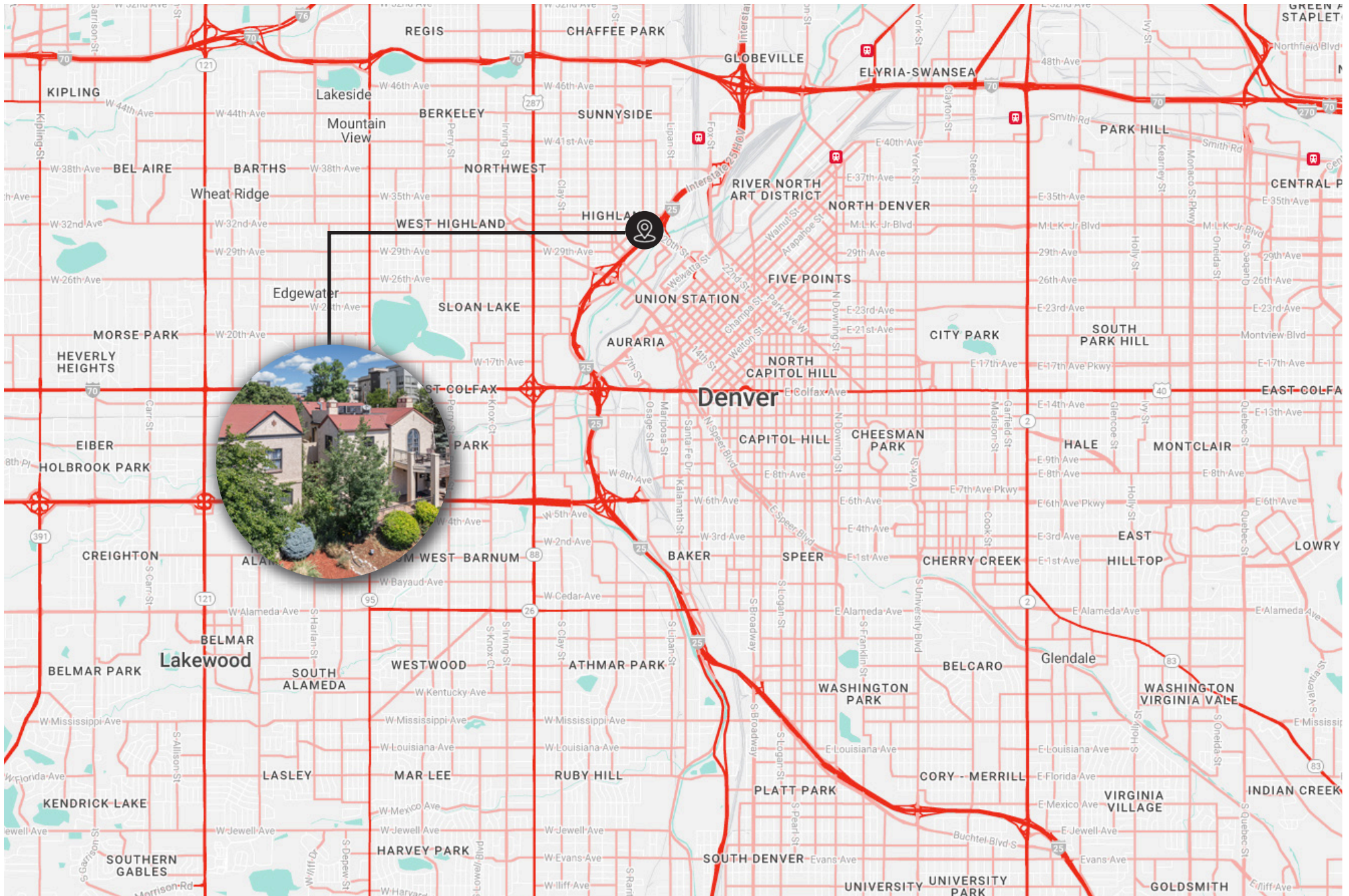
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# AREA OVERVIEW





# LOCATION MAP



1763-1795 CENTRAL ST · DENVER / 9

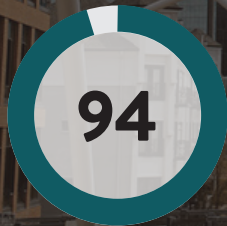


## LOCATION HIGHLIGHTS

- Prominent location with a 94 Walk Score
- Walking distance to some of downtown Denver's best restaurants and retail
- One block from the Highlands pedestrian bridge connecting LoHi to Downtown Denver
- 5 minute walk to Confluence & Commons Park
- Under a mile to Denver's major sporting venues: Ball Arena, Coors Field & Empower Field
- Ideal for attracting both residents and tourists



Walk Score

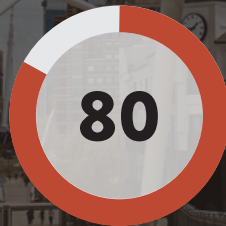


**Walker's Paradise**

Daily errands do not require a car.



Transit Score

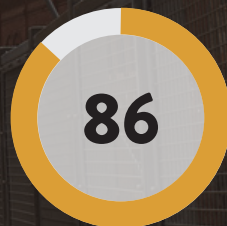


**Excellent Transit**

Transit is convenient for most trips.



Bike Score



**Very Bikeable**

Biking is convenient for most trips.



## DENVER NEIGHBORHOOD GUIDE: LIFE IN LOHI

CROSS THE PLATTE RIVER INTO A CHIC MIX OF OLD AND ULTRA-MODERN.

Lower Highlands, commonly referred to as LoHi, is situated near downtown Denver but has a distinct charm that separates itself from the bustling metropolitan area. One of Denver's OG neighborhoods, LoHi has long maintained its popularity. In recent years, a consistent influx of new residents and popular eateries, bars, and retailers has propelled downtown's neighbor into one of the city's hottest expanses.

LoHi's character mirrors its location: somewhere between the wholesome-trendy West Highlands and the poised, sophisticated Riverfront Park. Walk downtown by crossing the Platte River at the Highland Arch Bridge or stay in LoHi to avoid the ballpark crowd and enjoy an Instagram-worthy happy hour. Because it's located just north of downtown, you get unbeatable city and mountain views from this neighborhood.

LoHi residents unite over their shared interest in patio seating, coffee shops, craft breweries, and walking, biking, or running outdoors. Housing options in LoHi are mostly mid-rise residential buildings or ultra-modern townhomes. Expect higher rent prices, ample parking, and easy access to the highway.

Little Man Ice Cream is a local staple, and upstairs, Linger serves delicious treats with a skyline view. Catch incredible views of Denver's skyline from the patio of El Five while you sip an artisan cocktail with an old-world style garnish. Can't agree on a place to eat within your friend group? Head over to Avanti, a trendy two-story collaborative space where many high-quality vendors have a selection of multicultural foods to choose from.



# RETAIL/AREA MAP - LOHI





# C-MX-5 ZONING DENVER COUNTY

## Section 7.1.1 NEIGHBORHOOD CONTEXT DESCRIPTION

**GENERAL CHARACTER:** The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms.

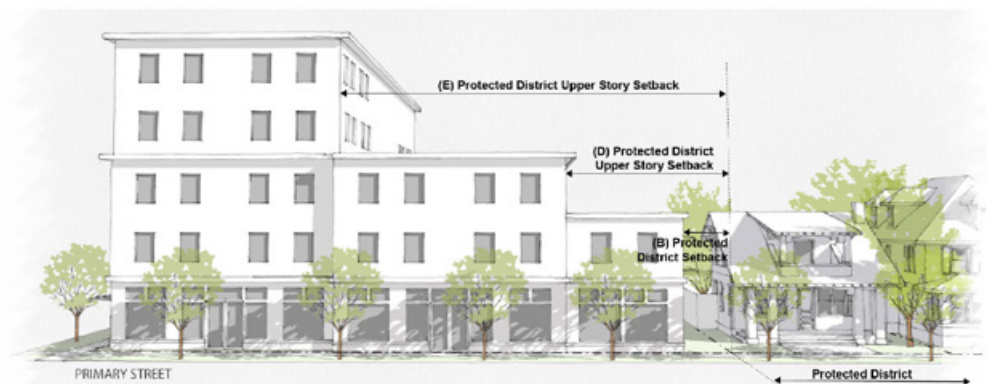
Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

**STREET, BLOCK, & ACCESS PATTERNS:** The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

**BUILDING PLACEMENT & LOCATION:** All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

**BUILDING HEIGHT:** The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

**MOBILITY:** There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.



## MIXED USE DISTRICTS VS. MAIN STREET DISTRICTS:

- Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed, diverse neighborhoods. Where Main Street districts are applied to key corridors and retail streets within a neighborhood, the Mixed Use districts are intended for broader application at the neighborhood scale.
- In the Urban Center Neighborhood Context, the Mixed Use zone districts require the same level of pedestrian enhancements as the Main Street zone districts. In the Urban Center Neighborhood Context, the primary difference between the Mixed Use zone districts and the Main Street zone districts is Main Street districts mandate shopfront buildings at the street edge.

## COMMERCIAL MIXED USE – 5

C-MX-5 applies to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 5 stories is desired.



# ZONING ANALYSIS BY FORUM PHI

## EXISTING AREA (DENVER ASSESSOR)

### 1763 CENTRAL:

- 2,020 SF between two stories
- 4,375 SF lot size

### 1795 CENTRAL:

- 3,394 SF between two stories
- 6,875 SF lot size

## ARCHITECT'S COMMENTS & EXPLANATION

These properties appear to contain two residential structures with one outfitted as commercial use. This C-MX-5 zoning analysis assumes the proposed development will be a multi-story residential structure, either for lodging or multi-unit residential.

Forum Phi developed conceptual renderings for a 5-story multi-unit residential structure that maximizes the site's residential floor area and residential amenities like ground floor lounge and rooftop common areas. These common area amenities, particularly on the ground floor, could be replaced with ground-floor commercial space if desired.

It is also important to note that both types of uses, residential and commercial, are required to have parking on-site. However, previously submitted permits confirmed that off-site parking spaces were going to be leased from a nearby parking garage. If this is no longer a viable option, ground floor uses will need to be replaced with required on-site parking spaces. The parking requirements are shown in the charts to the left.

This development will require Zoning Permit Review with the City of Denver which is initiated with an optional Pre-Application Meeting, submittal of the application, and finally review, referral, and decision by the City on the application. Once approved, the developer has 180 days to be issued a building permit before the Zoning Permit expires.

## ALLOWED RESIDENTIAL/DWELLING USES

### DWELLING:

- Single Unit
- Two Unit
- Multi-Unit
- Live/Work

### LODGING ACCOMMODATIONS:

- Bed and Breakfast Lodging
- Lodging Accommodations, All Others

### SELECT COMMERCIAL:

- Arts, Recreation, Entertainment
- Eating/Drinking Establishments
- Dental/Medical
- General Office
- Food Sales
- Retail Sales

|                        |   |
|------------------------|---|
| Household Living       | Dwelling, Single Unit<br>- No Parking Requirements  |
|                        | Dwelling, Two Unit<br>- Vehicle - CCN districts only: 1/unit<br>- Vehicle: 0.75/unit<br>- Bicycle: No requirement       |
|                        | Dwelling, Multi-Unit<br>- Vehicle - CCN districts only: 1/unit<br>- Vehicle: 0.75/unit<br>- Bicycle: 1/2 units (80/20)  |
| Lodging Accommodations | Dwelling, Live / Work<br>- Vehicle - CCN districts only: 1/unit<br>- Vehicle: 0.75/unit<br>- Bicycle: 1/2 units (80/20) |
|                        | Bed and Breakfast Lodging<br>- Vehicle: 0.875/guest room or unit<br>- Bicycle: 1/7,500 sf GFA (60/40)                   |
|                        | Lodging Accommodations, All Others<br>- Vehicle: 0.5/ guest room or unit<br>- Bicycle: 1/7,500 sf GFA (60/40)           |

*This analysis has been produced using limited publicly available information. A survey, title search, and attorney are required to ensure accurate calculations and determinations. Municipalities, associations and other governing bodies may and do change the regulating provisions associated with development. This report is developed in good faith as guidance as to what may be possible for the given parcel or parcels and should not be relied upon without further investigation.*

Zoning Analysis prepared by Forum Phi Architecture & Interior Design on 7/17/24

ARCHITECTURE | INTERIORS | PLANNING

**FORUM  
PHI**



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# PROPERTY RENDERINGS





# HOTEL RENDERINGS



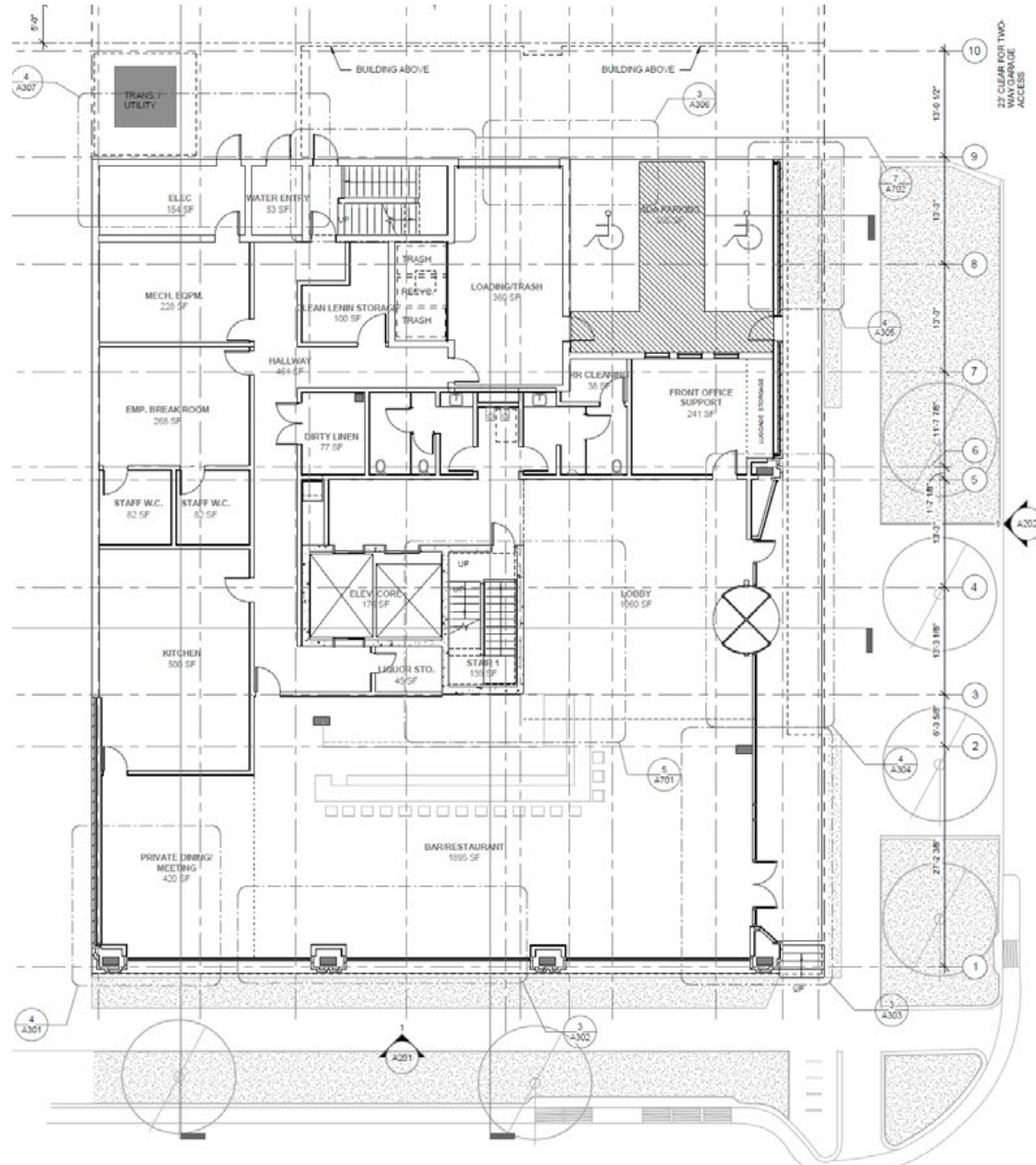


# HOTEL RENDERINGS





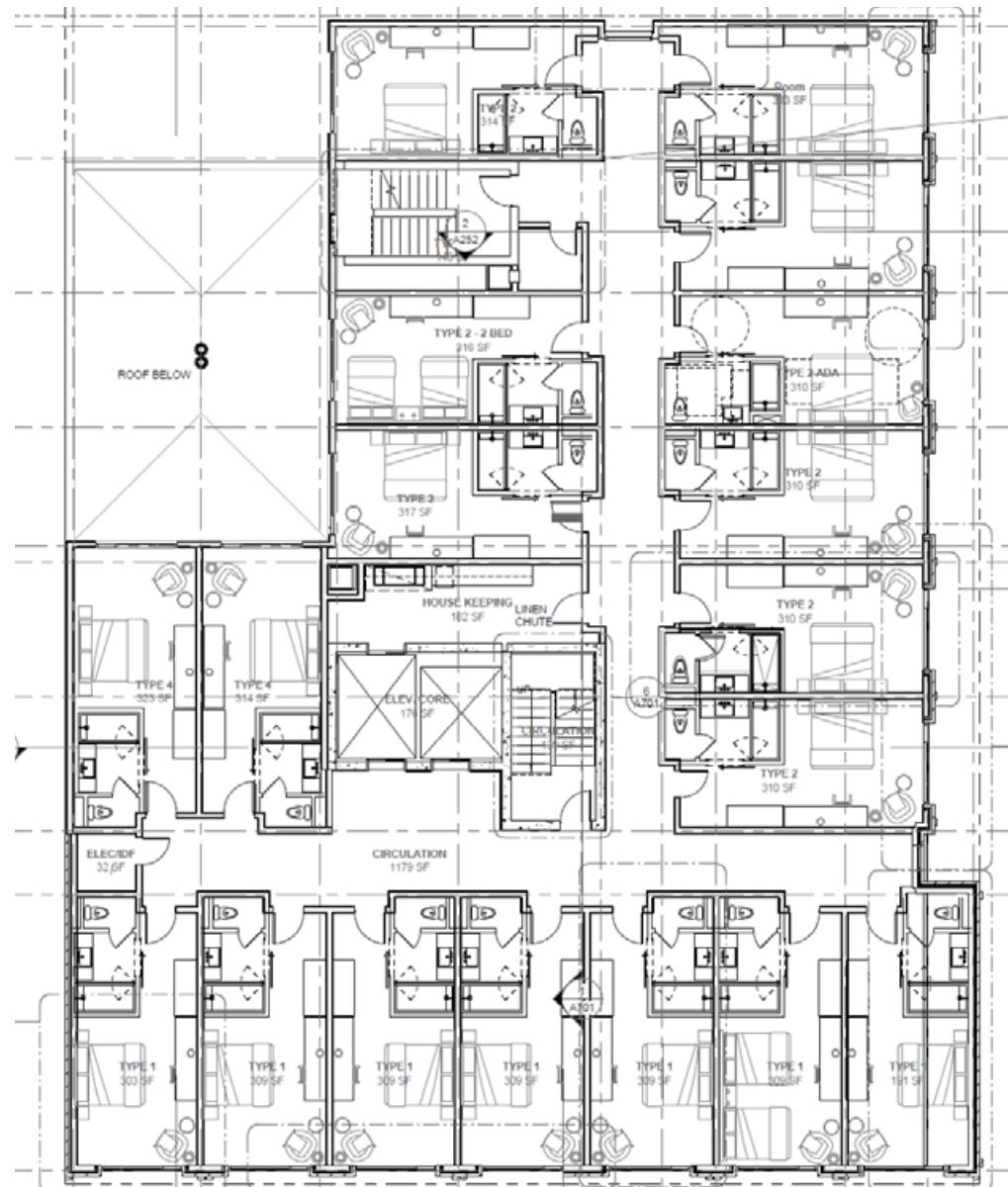
## HOTEL FLOOR PLANS LEVEL 1





# HOTEL FLOOR PLANS

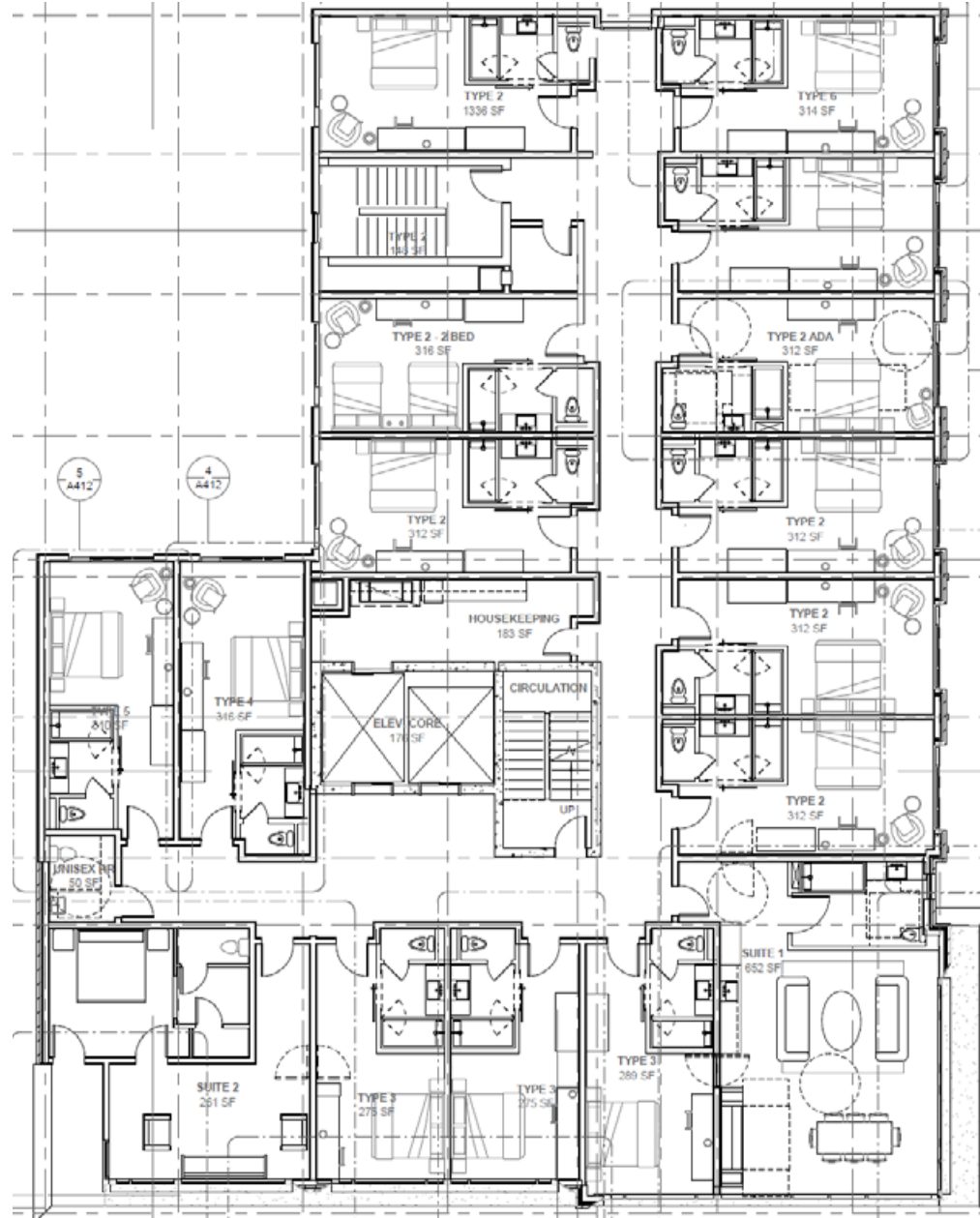
## LEVEL 2 - 4





# HOTEL FLOOR PLANS

## LEVEL 5



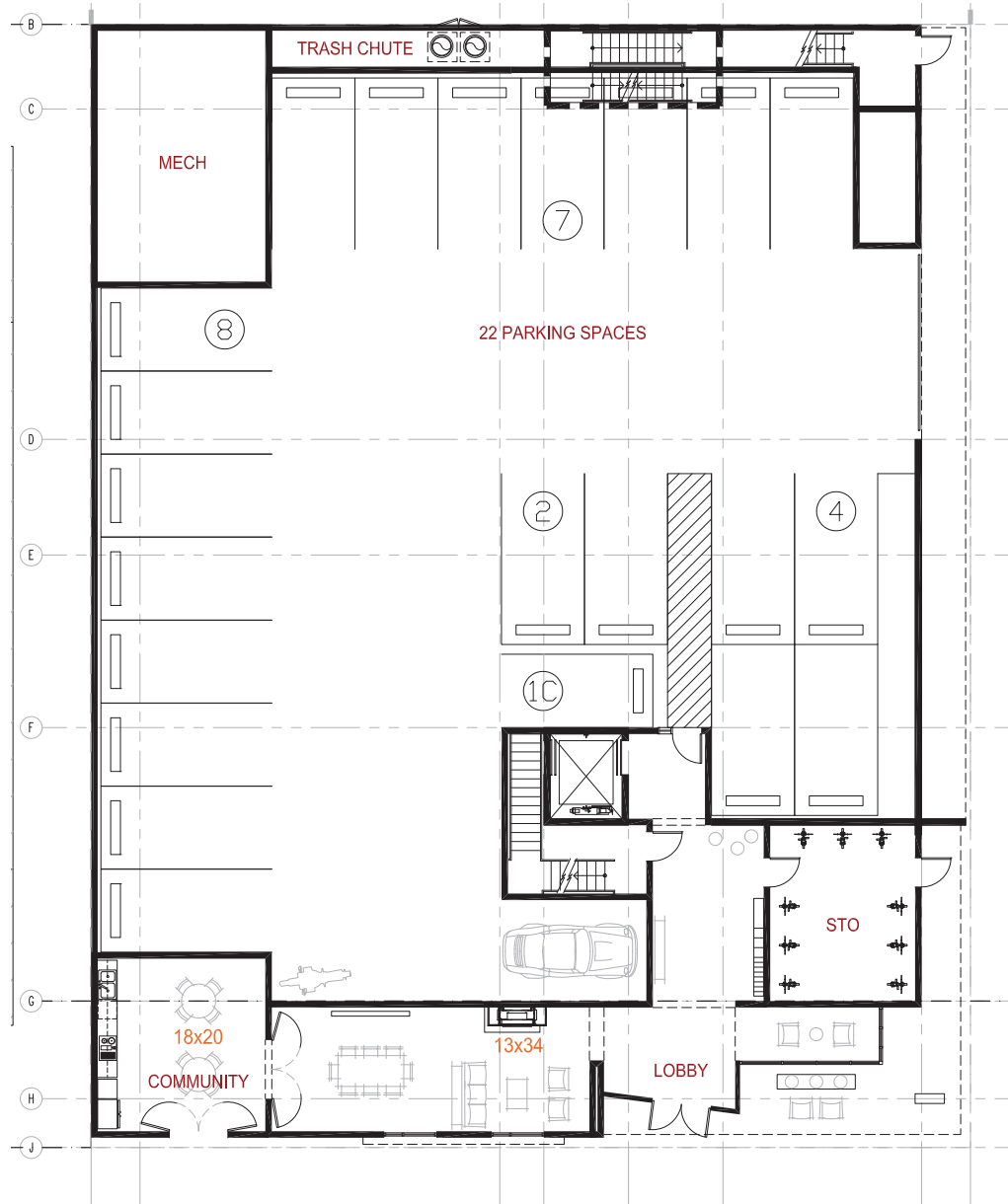


# CONDO/APARTMENT RENDERINGS





# CONDO/APT PLANS LEVEL 1





## CONDO/APT PLANS LEVEL 2



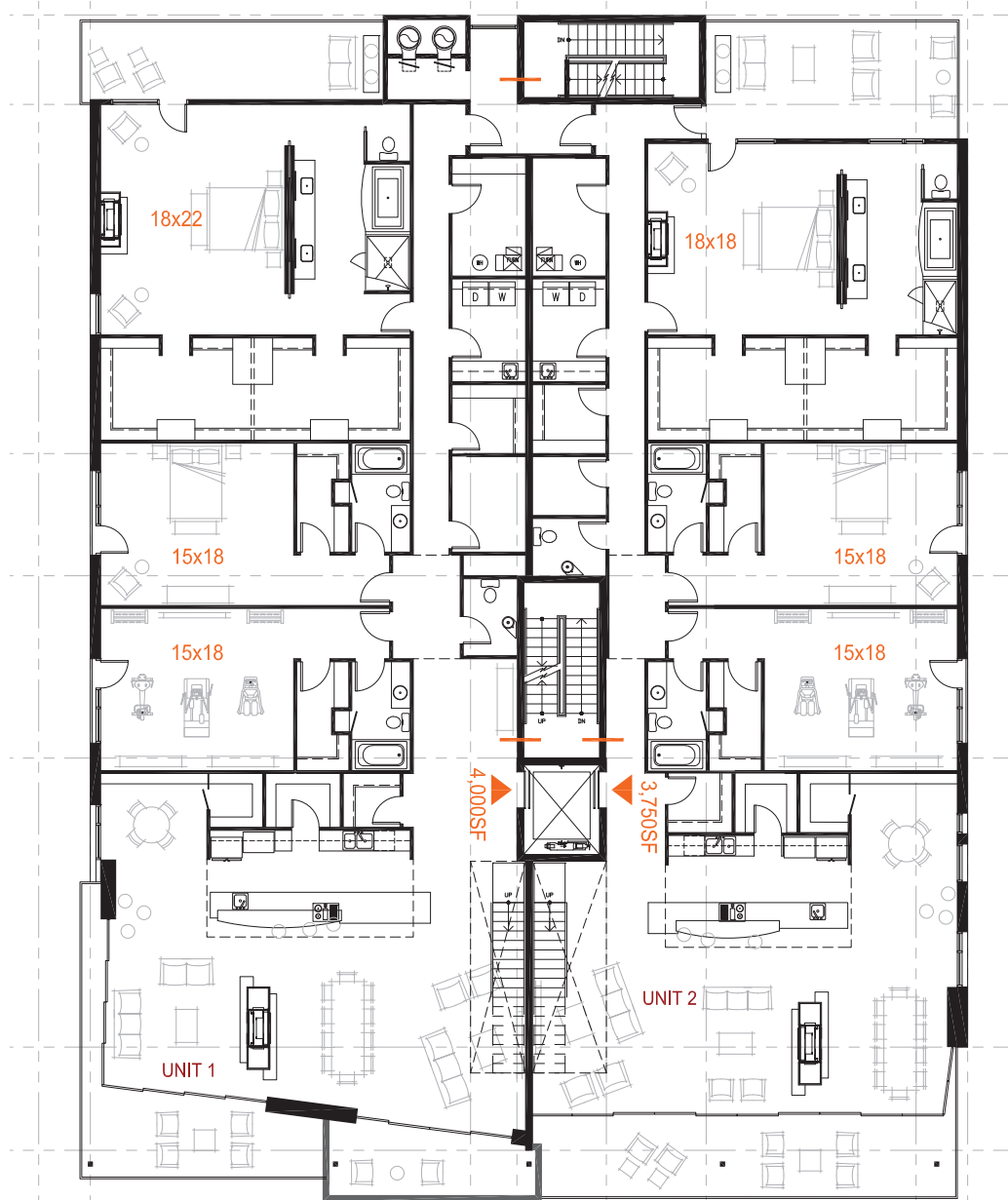


## CONDO/APT PLANS LEVEL 3 - 4





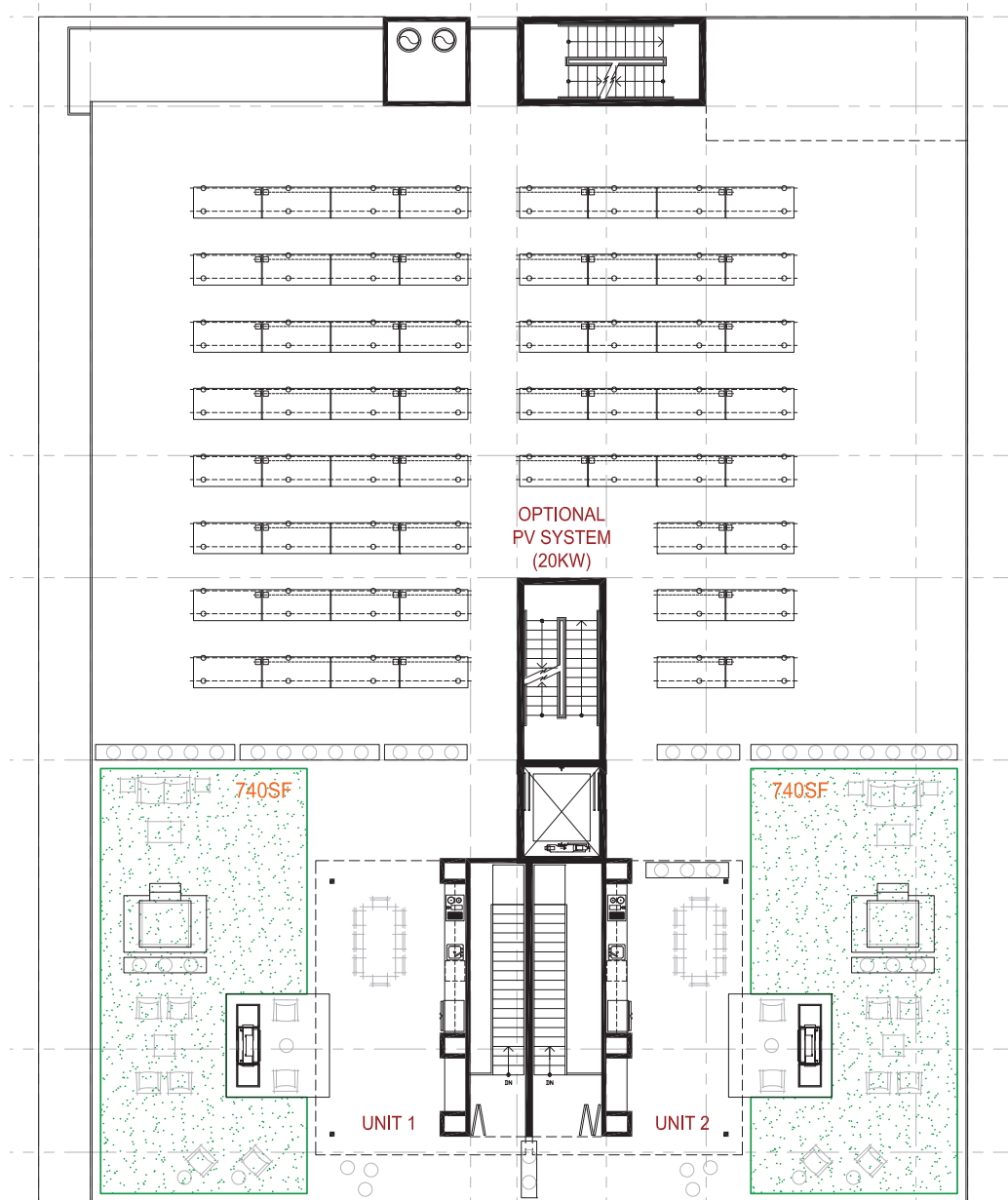
# CONDO/APT PLANS LEVEL 5





# CONDO/APT PLANS

## ROOF LEVEL





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# FINANCIAL ANALYSIS





# COMMERCIAL RENT ROLL

| LEASE TYPE      | CURRENT TENANT          | SUITE # | AVG SQ. FT. | LEASE RATE | ANNUAL RENT |
|-----------------|-------------------------|---------|-------------|------------|-------------|
| NNN             | Aria Integrative Health | 1795    | 3,533       | \$23.00    | \$81,259    |
| NNN             | Residential Tenants     | 1763    | 2,020       | \$17.82    | \$35,996    |
| TOTAL / AVERAGE |                         | 2       | 5,553       | \$19.00    | \$117,255   |

# INCOME

| INCOME                  | CURRENT           |
|-------------------------|-------------------|
| Gross Potential Rent    | \$117,259         |
| Vacancy/Collection Loss | 3.0%<br>\$(3,518) |
| NET OPERATING INCOME    | \$113,741         |



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## INVESTMENT OPPORTUNITY

Purchase Price      \$3,350,000

Gross Building SF      5,414 SF

Total Lot SF      11,250 SF

Price Per SF Lot      \$297.78





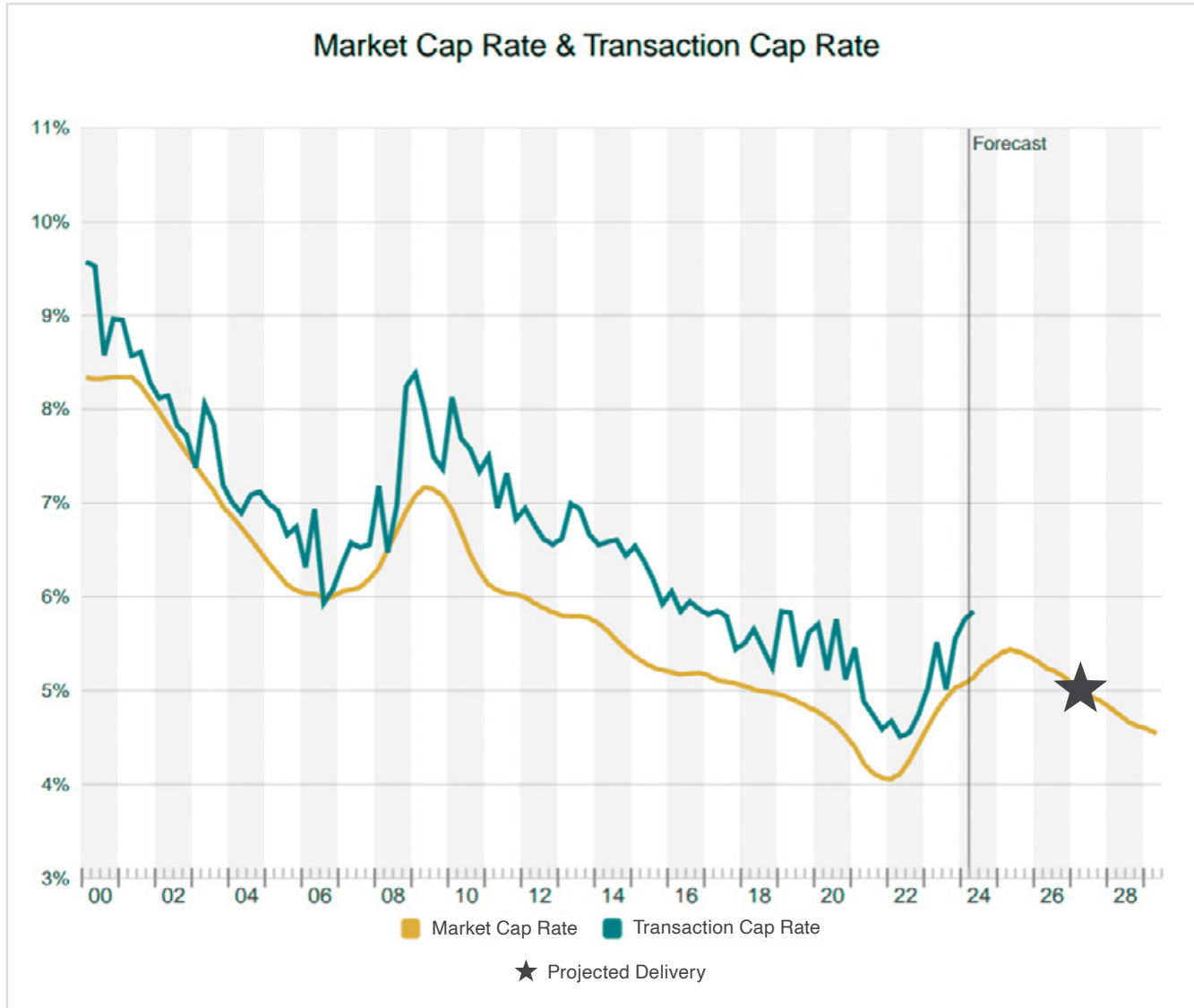
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# LOCAL ECONOMY





# FORECASTED MARKET CAP RATE



| Period      | Market Cap Rate | Transaction Cap Rate |
|-------------|-----------------|----------------------|
| 2029 Q2     | 4.534%          | -                    |
| 2029 Q1     | 4.584%          | -                    |
| 2028 Q4     | 4.614%          | -                    |
| 2028 Q3     | 4.654%          | -                    |
| 2028 Q2     | 4.734%          | -                    |
| 2028 Q1     | 4.804%          | -                    |
| 2027 Q4     | 4.874%          | -                    |
| 2027 Q3     | 4.924%          | -                    |
| 2027 Q2     | 4.984%          | -                    |
| 2027 Q1     | 5.044%          | -                    |
| 2026 Q4     | 5.134%          | -                    |
| 2026 Q3     | 5.194%          | -                    |
| 2026 Q2     | 5.234%          | -                    |
| 2026 Q1     | 5.304%          | -                    |
| 2025 Q4     | 5.364%          | -                    |
| 2025 Q3     | 5.404%          | -                    |
| 2025 Q2     | 5.434%          | -                    |
| 2025 Q1     | 5.394%          | -                    |
| 2024 Q4     | 5.324%          | -                    |
| 2024 Q3     | 5.254%          | -                    |
| 2024 Q2 EST | 5.134%          | 5.837%               |
| 2024 Q2 QTD | 5.070%          | 5.837%               |
| 2024 Q1     | 5.068%          | 5.753%               |
| 2023 Q4     | 5.024%          | 5.547%               |
| 2023 Q3     | 4.913%          | 5.005%               |
| 2023 Q2     | 4.779%          | 5.507%               |
| 2023 Q1     | 4.611%          | 5.024%               |
| 2022 Q4     | 4.428%          | 4.744%               |
| 2022 Q3     | 4.249%          | 4.546%               |
| 2022 Q2     | 4.109%          | 4.501%               |
| 2022 Q1     | 4.053%          | 4.670%               |
| 2021 Q4     | 4.063%          | 4.583%               |
| 2021 Q3     | 4.116%          | 4.738%               |
| 2021 Q2     | 4.219%          | 4.878%               |
| 2021 Q1     | 4.393%          | 5.451%               |
| 2020 Q4     | 4.515%          | 5.117%               |
| 2020 Q3     | 4.625%          | 5.755%               |
| 2020 Q2     | 4.703%          | 5.217%               |
| 2020 Q1     | 4.769%          | 5.702%               |
| 2019 Q4     | 4.814%          | 5.612%               |
| 2019 Q3     | 4.864%          | 5.254%               |
| 2019 Q2     | 4.907%          | 5.825%               |
| 2019 Q1     | 4.947%          | 5.842%               |

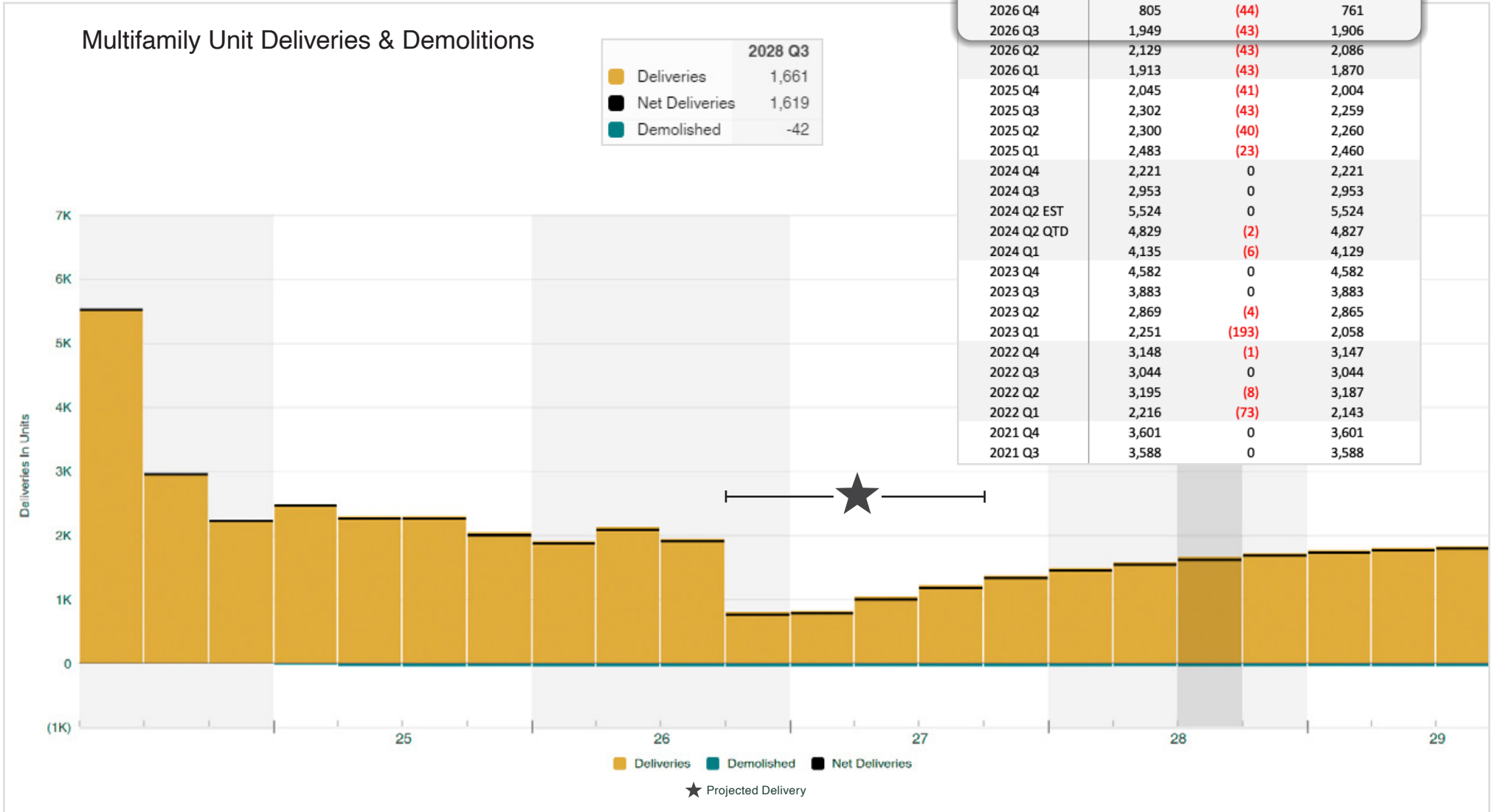


# UNIT DELIVERIES

| Period      | Deliveries | Demolished | Net Deliveries |
|-------------|------------|------------|----------------|
| 2029 Q2     | 1,804      | (41)       | 1,763          |
| 2029 Q1     | 1,767      | (40)       | 1,727          |
| 2028 Q4     | 1,720      | (41)       | 1,679          |
| 2028 Q3     | 1,661      | (42)       | 1,619          |
| 2028 Q2     | 1,583      | (40)       | 1,543          |
| 2028 Q1     | 1,489      | (42)       | 1,447          |
| 2027 Q4     | 1,370      | (43)       | 1,327          |
| 2027 Q3     | 1,221      | (42)       | 1,179          |
| 2027 Q2     | 1,041      | (42)       | 999            |
| 2027 Q1     | 821        | (43)       | 778            |
| 2026 Q4     | 805        | (44)       | 761            |
| 2026 Q3     | 1,949      | (43)       | 1,906          |
| 2026 Q2     | 2,129      | (43)       | 2,086          |
| 2026 Q1     | 1,913      | (43)       | 1,870          |
| 2025 Q4     | 2,045      | (41)       | 2,004          |
| 2025 Q3     | 2,302      | (43)       | 2,259          |
| 2025 Q2     | 2,300      | (40)       | 2,260          |
| 2025 Q1     | 2,483      | (23)       | 2,460          |
| 2024 Q4     | 2,221      | 0          | 2,221          |
| 2024 Q3     | 2,953      | 0          | 2,953          |
| 2024 Q2 EST | 5,524      | 0          | 5,524          |
| 2024 Q2 QTD | 4,829      | (2)        | 4,827          |
| 2024 Q1     | 4,135      | (6)        | 4,129          |
| 2023 Q4     | 4,582      | 0          | 4,582          |
| 2023 Q3     | 3,883      | 0          | 3,883          |
| 2023 Q2     | 2,869      | (4)        | 2,865          |
| 2023 Q1     | 2,251      | (193)      | 2,058          |
| 2022 Q4     | 3,148      | (1)        | 3,147          |
| 2022 Q3     | 3,044      | 0          | 3,044          |
| 2022 Q2     | 3,195      | (8)        | 3,187          |
| 2022 Q1     | 2,216      | (73)       | 2,143          |
| 2021 Q4     | 3,601      | 0          | 3,601          |
| 2021 Q3     | 3,588      | 0          | 3,588          |

## Multifamily Unit Deliveries & Demolitions

|                | 2028 Q3 |
|----------------|---------|
| Deliveries     | 1,661   |
| Net Deliveries | 1,619   |
| Demolished     | -42     |





# DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

## Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

# PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.



POPULATION

708,948

MEDIAN HOME PRICE

\$572K

# OF EMPLOYEES

474,978



# DENVER COLORADO

## 2024 ECONOMIC OVERVIEW

Well into 2024, the real estate landscape in Denver continues to evolve, presenting a complex yet opportunity-rich environment for investors and landlords. Last year marked a period of adaptation and resilience in the face of fluctuating interest rates and inventory challenges.

As these market dynamics shift, Denver remains a popular and attractive destination, holds steady on positive growth migration, and its overall market continues to tell a tale of gradual stabilization, which will contribute to the drive in activity in the year 2024.

Despite a general slowdown in rental price growth, the city remains a vibrant market for landlords and investors. As of late 2023, the median rent in Denver stood at \$1,586, experiencing a slight decrease of 0.8% over the month, aligning with both the state and national averages. Cap rates have significantly risen, which also presents an opportunity for those looking to invest in the market at a more sustainable rate.

Overall, the Denver market is showing resilience and adaptability despite the headwinds it has faced. This forecast suggests a possible easing of conditions, potentially unlocking inventory and moderating home-price appreciation, making transactions more feasible for both buyers and sellers. With a positive outlook and strategic planning, the market is poised to navigate the challenges and continue on a path of growth and prosperity.

ECONOMIC & JOB GROWTH

#1

AREA DEVELOPMENT

ECONOMIC RANKING

#1

U.S. NEWS

BEST PLACES TO LIVE

#2

U.S. NEWS & WORLD REPORT

HEALTHIEST CITY

#3

FORBES

BEST CITY FOR GRADS

#3

RENT.COM

BEST PLACE TO WORK

#4

FORBES

FASTEST GROWING METRO

#6

FORBES

BEST PLACE TO TRAVEL

TOP 10

LONELY PLANET



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CENTRAL



KAUFMAN HAGAN  
COMMERCIAL REAL ESTATE





Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

**\$1B+**

CLOSED TO DATE

COMBINED EXPERIENCE

**100+**

YEARS

TRANSACTION VALUE

**\$115M**

CURRENTLY ACTIVE

## WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and it's value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



## WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

## WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.





**BRANDON KAUFMAN**  
PRINCIPAL



**TEAL HAGAN**  
PRINCIPAL + EMPLOYING BROKER



**HALEY FORD**  
DIRECTOR OF MARKETING



**ERIN FRIBERG**  
DIRECTOR OF OPERATIONS



**BEN SCHERMAN**  
ANALYST + JUNIOR BROKER



**ELLEN CUMMINGS**  
BROKER



**WILL SCHERMAN**  
BROKER



**KAUFMAN HAGAN**  
COMMERCIAL REAL ESTATE



**ANDREW VOLLERT**  
BROKER



**COLBY CONSTANTINE**  
BROKER



**ZACHARY BIERMAN**  
BROKER



**RYAN FLOYD**  
BROKER



**AMANDA WEAVER**  
BROKER



**MARIN DORNSEIF**  
BROKER



**ALEJANDRO MARTINEZ**  
BROKER

➤ **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

➤ **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

➤ **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

➤ **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

➤ **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

➤ **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.



# Teal Hagan

## PRINCIPAL + EMPLOYING BROKER

Teal Hagan is a Principal and the Employing Broker at Kaufman Hagan Commercial Real Estate, bringing over a decade of investment real estate expertise to her role. She has successfully sourced hundreds of value-add assets, as well as infill and multi-family land for development.

Currently, Teal specializes in entitled and raw land for new commercial development and multifamily projects. Throughout her career, she has overseen transactions totaling over \$250 million in real estate across Colorado.

When she's not navigating the real estate landscape, Teal enjoys hiking and traveling with her husband, daughter, and their two dogs.

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 LIC#: ER100049712



# Brandon Kaufman

## PRINCIPAL

Brandon Kaufman is a Principal and the Senior Advisor of KH Commercial Real Estate after 5 years as a Director at a previous CRE brokerages where he brokered over \$300,000,000 of multiple types real estate focusing primarily on existing multifamily, as well as development sites. During this time, he was awarded the 2018 DMCAR Young Broker of the Year award. At KH, he continues to promote positive collaboration to best assist with the company's client needs. He takes great pride in setting high expectations for himself, and delivering on those expectations for the sake of his clients.

Prior to real estate, Brandon had many athletic ventures that assisted in his fast growth in the competitive environment of commercial real estate. Most notably, he spent two years playing for the NFL with the Buffalo Bills (2013-2014), and in 2016 played for the Gold Coast Suns of the Australian Football League. During his time playing professional football, Brandon was a partner at Just Results Fitness in Broomfield, Colorado, while also establishing a Wide Receiver Academy for high school and collegiate football athletes, whom he still works with to this day. Having been in a world of high-level competition and professionalism previously, Brandon's athlete experience has given him a great disposition to represent KH clients in the best light.

When not in the office, Brandon enjoys spending time with his wife and two children. His interests all lie in being around family, including coaching his nephews and younger sister, golfing with his dad, and going to concerts and Denver sporting events with his wife and friends.

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303.547.7357



BKaufman@KHCommercial.com



LIC#: FA100071442



# Will Scherman

## BROKER

Will Scherman began his career in real estate at a geotechnical engineering firm here in Denver after graduating with a Civil Engineering Degree from KU. After transitioning into Project Management for two national builders handling entitlements, construction and City and County acceptances on master-planned communities throughout the Denver Metro and Northern Colorado, Will received his Colorado real estate license and pivoted toward commercial brokerage. Given his construction and development background, he is uniquely positioned in value-add multifamily assets, properties zoned for accessory dwelling units and development parcels ranging from the Denver Metro all the way up through Northern Colorado.

Outside of work Will enjoys golfing, snow and slalom skiing, cooking, carpentry and playing music.

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303.817.9325



Will@khcommercial.com



LIC#: FA100092755



# 1795 CENTRAL

1763-1795 CENTRAL ST, DENVER, CO 80205



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## CONTACT:

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### WILL SCHERMAN

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# DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Commercial Property known as 1795 Central at 1763-1795 Central St, Denver, CO 80205 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as

a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.