

OFFERING MEMORANDUM

899 US HWY 287 SUITES 300 & 400

Broomfield, CO 80020



Marcus & Millichap
THE KRAMER GROUP

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SECTION 1

EXECUTIVE SUMMARY

Marcus & Millichap
THE KRAMER GROUP



EXECUTIVE SUMMARY

PROPERTY DETAILS

Total Price

\$800,000

899 US Hwy 287 | Broomfield, CO 80020

Square Feet

3,700 SF Total

Price/SF

\$216.21

Total Acres

3.5 Acres

Year Built

1987



INVESTMENT OVERVIEW EXECUTIVE SUMMARY

The Kramer Group of Marcus & Millichap is pleased to present an exclusive opportunity to acquire Suites 300 and 400 within the prestigious Broomfield Professional Plaza I, located at 899 US Highway 287, Broomfield, CO. This offering comprises a combined 3,700 rentable square feet (RSF) of professional/medical office space, available for sale at \$800,000 (\$216/RSF). The suites are divisible into 1,850 RSF each, providing flexibility for various occupancy needs. The best and highest use would be for a single tenant to purchase both units, due to the contiguous layout of the suites. Both units combined consist of ten offices, a waiting room, a conference room, one kitchen, and one bathroom.

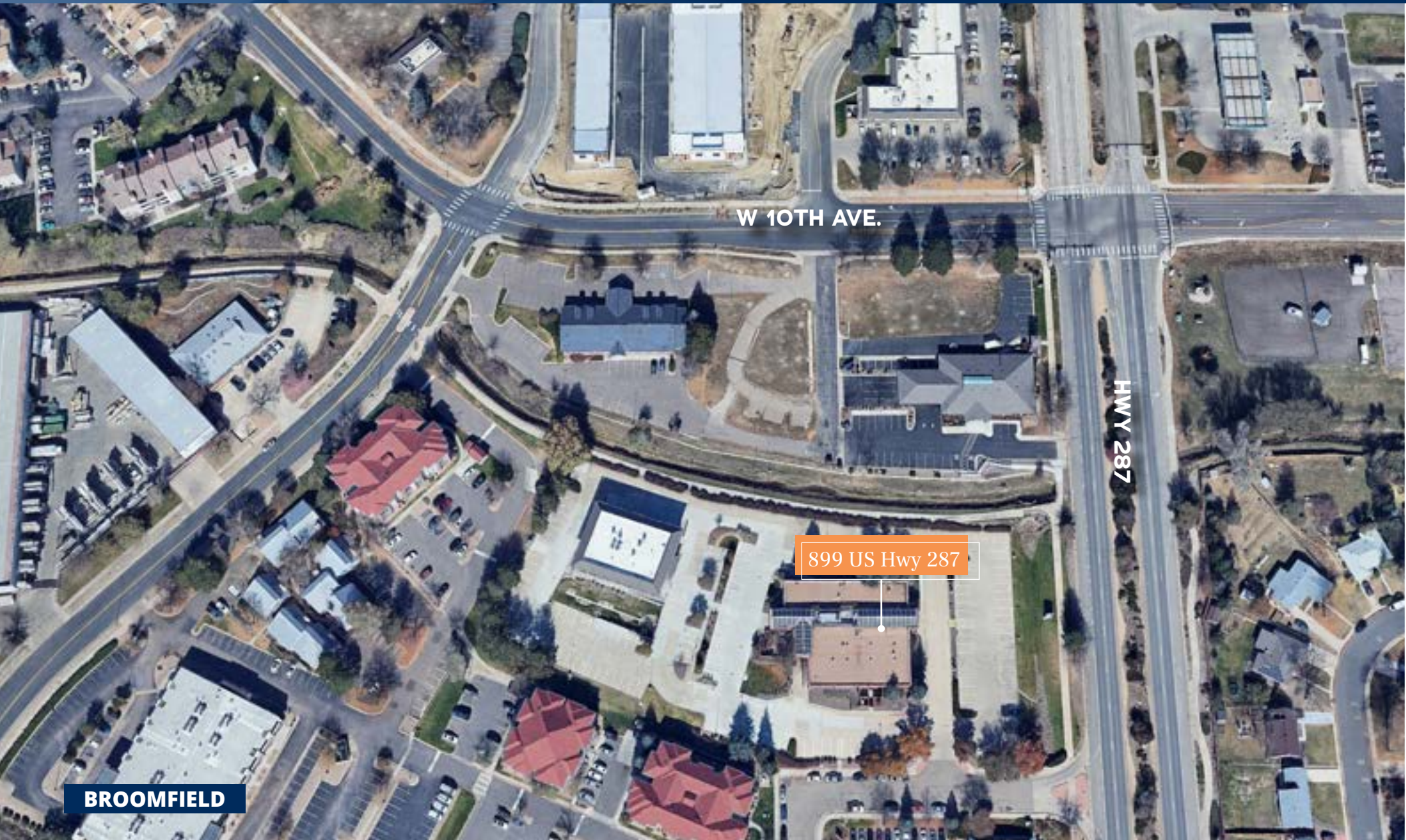
Strategically situated along the highly trafficked US Highway 287 corridor, the property offers excellent visibility and accessibility. The surrounding area is a thriving hub of medical and professional services, with existing tenants including Colorado Gum Care, Broomfield Premier Dentistry, and Marathon Health. The building's proximity to US 36 and the Broomfield Transit Station further enhances its appeal to both tenants and clients.

This is an exceptional opportunity for owner-users seeking a customizable space in a prime location or investors looking to capitalize on the strong demand for medical and professional office space in Broomfield.

- **Accessibility:** Excellent access to US 36 and Broomfield Transit Station
- **Nearby Amenities:** Close proximity to restaurants, retail, and residential areas
- **Existing Tenants:** Colorado Gum Care, Broomfield Premier Dentistry, and Marathon Health



EXECUTIVE SUMMARY LOCAL MAP



BROOMFIELD

FLOORPLAN EXECUTIVE SUMMARY



INTERIOR PHOTOS







SECTION 2

MARKET OVERVIEW

Marcus & Millichap
THE KRAMER GROUP



MARKET OVERVIEW

BROOMFIELD OVERVIEW

The investment property is in Broomfield, Colorado. Located along US Route 36 between Denver and Boulder, Broomfield is home to a thriving local economy supported by a highly educated talent pool. Over 53 percent of the population has attained a bachelor's degree or higher, up considerably from the national average of 33 percent. A diverse employer base is another positive indicator of Broomfield's healthy economy. Fortune 500 companies like Oracle, Ball Corporation and Century Link operate in Broomfield and employ thousands of residents. Thanks to the presence of these reliable job providers and a talented workforce, local unemployment is 3 percent and below the national average. The city's strategic location near Interstate 25 provides seamless connectivity to nearby major urban centers. Overall, Broomfield is an attractive destination for development and investment thanks to steady job and population growth paired with low unemployment.



DEVELOPMENT SUMMARY MARKET OVERVIEW

Broomfield, Colorado is a hub for a variety of new development projects including new business parks, mixed-use retail projects and entertainment districts. Once complete in the second half of 2025, the Northwest Commerce Center will expand access to Class-A industrial space in Broomfield via a 343,000-square-foot business park. This space will be ideal for top-tier aerospace, life science, and advanced manufacturing companies. The HiFi, a 20-acre entertainment district, is likewise expected to be completed in 2025 and will serve as a new anchor for the FlatIron Crossing mall. Development also began recently on the Wadsworth Junction project, a \$46 million multifamily development that will add 227 units of rental housing to the market.



DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

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: 899 US HWY 287 Broomfield, CO

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 _____ and retained a copy for Broker's records.

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


Broker



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