Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM

3225 INTERNATIONAL CIRCLE

COLORADO SPRINGS, COLORADO 80910

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CONFIDENTIALITY & DISCLAIMER

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NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT & INCOME DISCLAIMER

Any rent or income information in this Marketing Brochure, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their investigation to determine whether such rent increases are legally permitted and reasonably attainable.

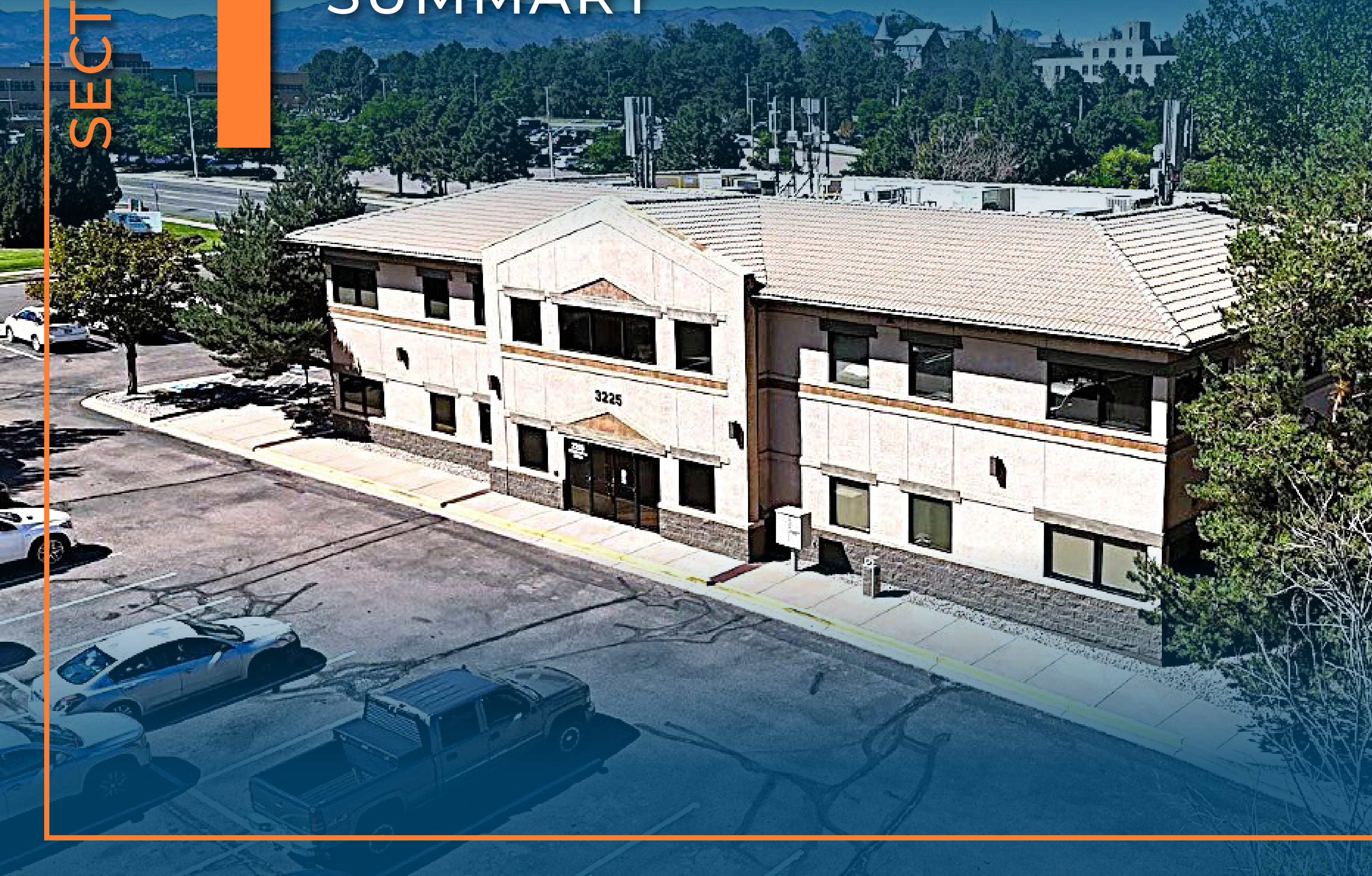
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

ACTIVITY ID: ZAH0050377

SECTION 1

EXECUTIVE SUMMARY

Marcus & Millichap
THE KRAMER GROUP



3225 INTERNATIONAL CIRCLE

COLORADO SPRINGS, COLORADO 80910

$2,078,000

OFFERING PRICE

1999	12,442 SF	0.97
YEAR BUILT	BUILDING SIZE	LOT SIZE (ACRES)

THE **OFFERING**

The Kramer Group of Marcus & Millichap is pleased to present 3225 International Circle, a 12,442 SF medical office investment and owner-user opportunity within the established Printers Park Medical Campus in Colorado Springs. Renovated in 2016 and 2021, the property is leased to a diverse mix of healthcare tenants, providing stable income with future occupancy flexibility. Located near Memorial Hospital, Downtown Colorado Springs, and the Colorado Springs Airport, the asset offers strong accessibility, ample parking, mountain views, and additional income from a Verizon rooftop lease. With approximately 12% vacancy and the ability to combine available suites, the property offers attractive owner-user and value-add investment potential.

Marcus & Millichap
THE KRAMER GROUP

INVESTMENT **HIGHLIGHTS**

Strategic Owner-User Opportunity: Approximately 1,500 SF of available space provides immediate occupancy for medical, professional, or healthcare users while maintaining income from existing tenants.

Established Medical Office Asset: Located within the well-known Printers Park Medical Campus, one of Colorado Springs' recognized healthcare and medical office destinations.

Diversified In-Place Income: Multi-tenant rent roll featuring a mix of healthcare and professional tenants, reducing reliance on any single occupant.

Additional Revenue Stream: Long-term Verizon rooftop lease provides supplemental income and enhances overall investment returns.

Strong Existing Occupancy: Approximately 87.9% occupied with stable in-place tenancy and future lease rollover opportunities.

Prime Colorado Springs Location: Convenient access to Memorial Hospital, Downtown Colorado Springs, major transportation corridors, and Colorado Springs Airport.

New Roof in 2021 and Property Renovation: Roof replaced in 2021 with warranty in place and property was renovated in 2016 and 2021.

Parking Advantage: Approximately 45 on-site parking spaces with ownership plans for future covered parking improvements.

Value-Add Potential: Opportunity to increase cash flow through lease-up of vacancy, renewal negotiations, and market rent growth over time.

High-Growth Medical Market: Positioned within a growing Colorado Springs healthcare corridor supported by continued regional population and employment growth.

SECTION 2

PROPERTY FINANCIALS

Marcus & Millichap
THE KRAMER GROUP

FINANCIAL **SUMMARY**

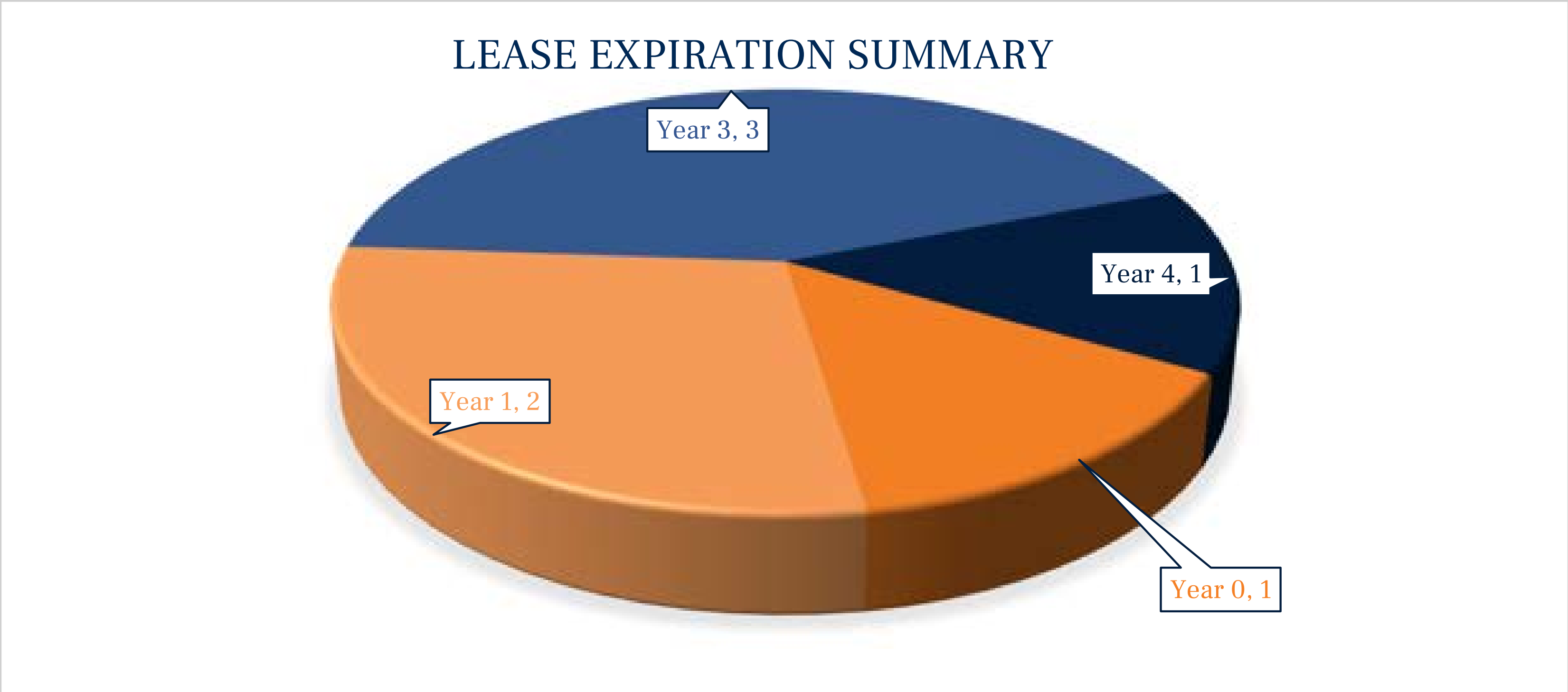
As of October 2026

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type
Vacant	230	1,500	12.1%			$0.00	$0	$0	$18,000			
Foxworth-Galbraith Lumber Company	100	2,690	21.6%	4/1/24	3/31/27	$12.73	$2,854	$34,244	$34,755	Apr-2027	$2,939	NNN
QTC Management, Inc	102	3,652	29.4%	12/15/13	3/31/29	$13.79	$4,197	$50,361	$51,128	Apr-2027	$4,325	NNN
Freya Health & Wellness LLC	200	1,486	11.9%	10/1/25	11/30/28	$12.24	$1,516	$18,189	$18,808	Dec-2026	$1,578	NNN
Maple Star Colorado	210	2,056	16.5%	3/1/24	7/31/29	$12.32	$2,111	$25,327	$25,644	May-2027	$2,174	NNN
Abundance Health Care PC	220	1,058	8.5%	10/1/25	9/30/27	$13.07	$1,152	$13,828	$13,828			NNN
Verizon Wireless	Roof	0	0.0%	5/1/20	4/30/30	$0.00	$1,375	$16,500	$16,500			
Total		12,442				$12.73	$13,204	$158,449	$178,663			

Occupied Tenants: 6	Unoccupied Tenants: 1	Occupied Rentable SF: 87.90%	Unoccupied Rentable SF: 12.10%
	Total Current Rents: $160,663	Occupied Current Rents: $160,663	Unoccupied Current Rents: $0

Notes:
1.The owner is willing to lease the vacant space to themselves for a period of 12–18 months at a rental rate of $12/SF.
2.QTC Management- Tenant has a cost stop on "controllable expenses" of no more than 103% of the lesser of such actual or capped costs in the immediately preceding calendar year.

FINANCIAL **SUMMARY**



Year	Tenant	SF	%of RBA	2026 Rent	Expiration
0	Vacant	1,500	12.06%	$0.00	
1	Foxworth-Galbraith Lumber Company	2,690	21.62%	$12.73	3/31/2027
	Abundance Health Care PC	1,058	8.50%	$13.07	9/30/2027
3	Freya Health & Wellness LLC	1,486	11.94%	$12.24	11/30/2028
	QTC Management, Inc	3,652	29.35%	$13.79	3/31/2029
	Maple Star Colorado	2,056	16.52%	$12.32	7/31/2029
4	Verizon Wireless	0	0.00%	$0.00	4/30/2030

FINANCIAL **SUMMARY**

INCOME	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	160,663		12.91	178,663		14.36
Expense Reimbursement Income						
CAM	41,458		3.33	48,557		3.90
Insurance	10,937		0.88	12,810		1.03
Real estate Taxes	26,987		2.17	31,608		2.54
Management Fees	11,957		0.96	14,187		1.14
Total Reimbursement Income	$91,339	87.9%	$7.34	$107,162	100.0%	$8.61
Potential Gross Revenue	252,002		20.25	285,825		22.97
General Vacancy	0	0.0%	0.00	(22,866)	8.0%	(1.84)
Effective Gross Revenue	$252,002		$20.25	$262,959		$21.13

OPERATING EXPENSES	Current		Per SF	Pro Forma		Per SF
Electric	8,183		0.66	8,429		0.68
Water & Sewer	4,214		0.34	4,340		0.35
Gas	1,800		0.14	1,854		0.15
Janitorial	9,288		0.75	9,566		0.77
Trash	2,016		0.16	2,076		0.17
Repairs & Maintenance	7,383		0.59	7,604		0.61
Landscaping & Snow Removal	10,680		0.86	11,000		0.88
Pest Control	1,080		0.09	1,112		0.09
Fire & Security	2,474		0.20	2,548		0.20
Keying & Locks	26		0.00	27		0.00
Insurance	12,437		1.00	12,810		1.03
Real Estate Taxes	30,687		2.47	31,608		2.54
Management Fee	13,596	5.4%	1.09	14,187	5.4%	1.14
Total Expenses	$103,863		$8.35	$107,162		$8.61
Expenses as % of EGR	41.2%			40.8%		
Net Operating Income	$148,139		$11.91	$155,797		$12.52

FINANCIAL **SUMMARY**

SUMMARY	
Price	$2,078,000
Down Payment	$2,078,000
Down Payment %	100%
Number of Suites	7
Price Per SqFt	$167.01
Rentable Built Area (RBA)	12,442 SF
Lot Size	0.97 Acres
Year Built / Renovated	1999 / 2016 & 2021
Occupancy	87.94%

RETURNS	Current	Pro Forma
CAP Rate	7.13%	7.50%
Cash-on-Cash	7.13%	7.50%
Debt Coverage Ratio	0.00	0.00

FINANCING	1st Loan
Loan Amount	$0
Loan Type	New
Interest Rate	0.00%
Amortization	0 Years
Year Due	2026

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

OPERATING DATA

INCOME		Current		Pro Forma
Scheduled Base Rental Income		$160,663		$178,663
Total Reimbursement Income	56.9%	$91,339	60.0%	$107,162
Potential Gross Revenue		$252,002		$285,825
General Vacancy	0.0%	$0	8.0%	($22,866)
Effective Gross Revenue		$252,002		$262,959
Less: Operating Expenses	41.2%	($103,863)	40.8%	($107,162)
Net Operating Income		$148,139		$155,797
Cash Flow		$148,139		$155,797
Debt Service		$0		$0
Net Cash Flow After Debt Service	7.13%	$148,139	7.50%	$155,797
Principal Reduction		$0		$0
Total Return	7.13%	$148,139	7.50%	$155,797

OPERATING EXPENSES	Current	Pro Forma
CAM	$47,142	$48,557
Insurance	$12,437	$12,810
Real Estate Taxes	$30,687	$31,608
Management Fee	$13,596	$14,187
Total Expenses	$103,863	$107,162
Expenses/Suite	$14,838	$15,309
Expenses/SF	$8.35	$8.61

SECTION 3

STRATEGIC LOCATION

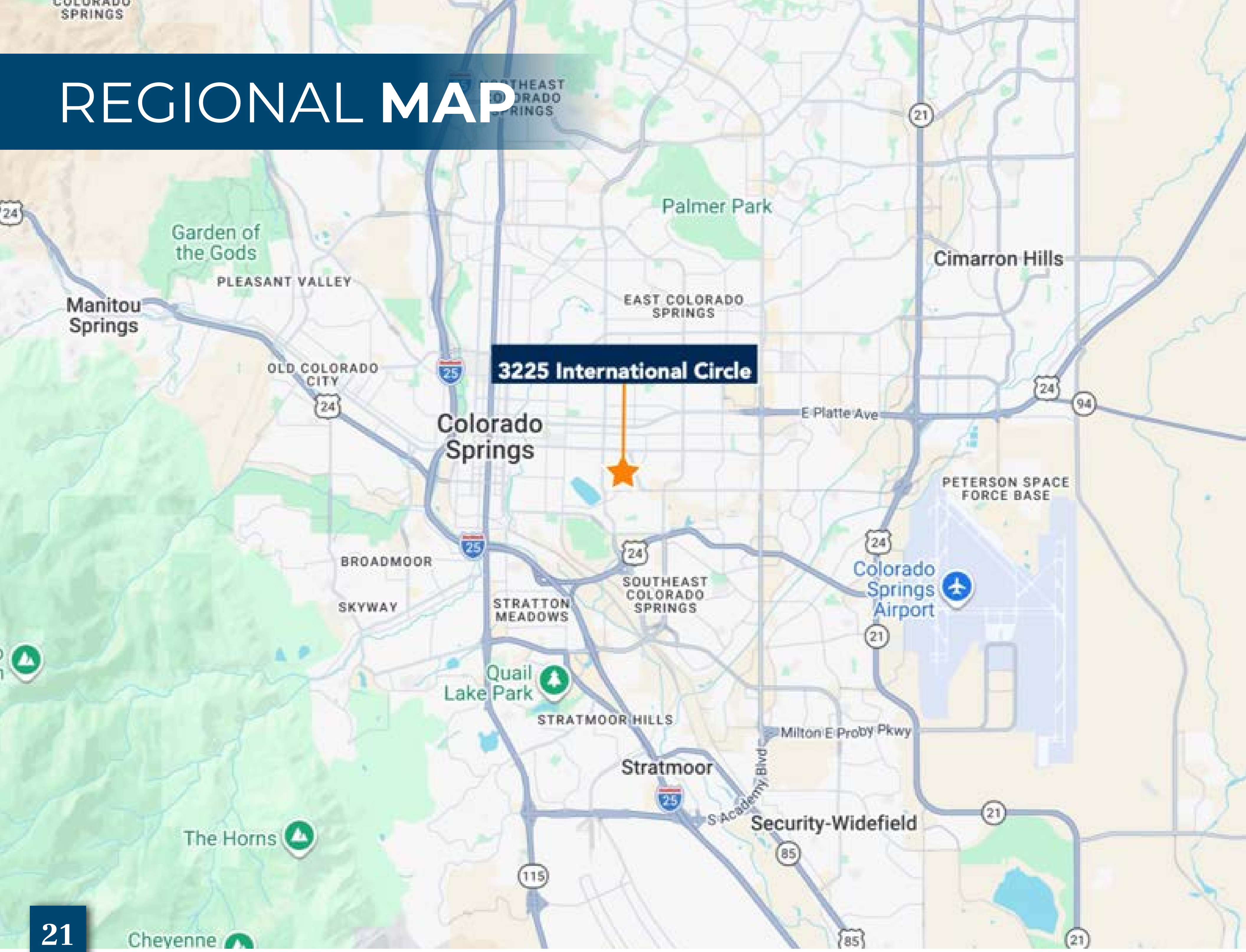
Marcus & Millichap
THE KRAMER GROUP

PARCEL **MAP**

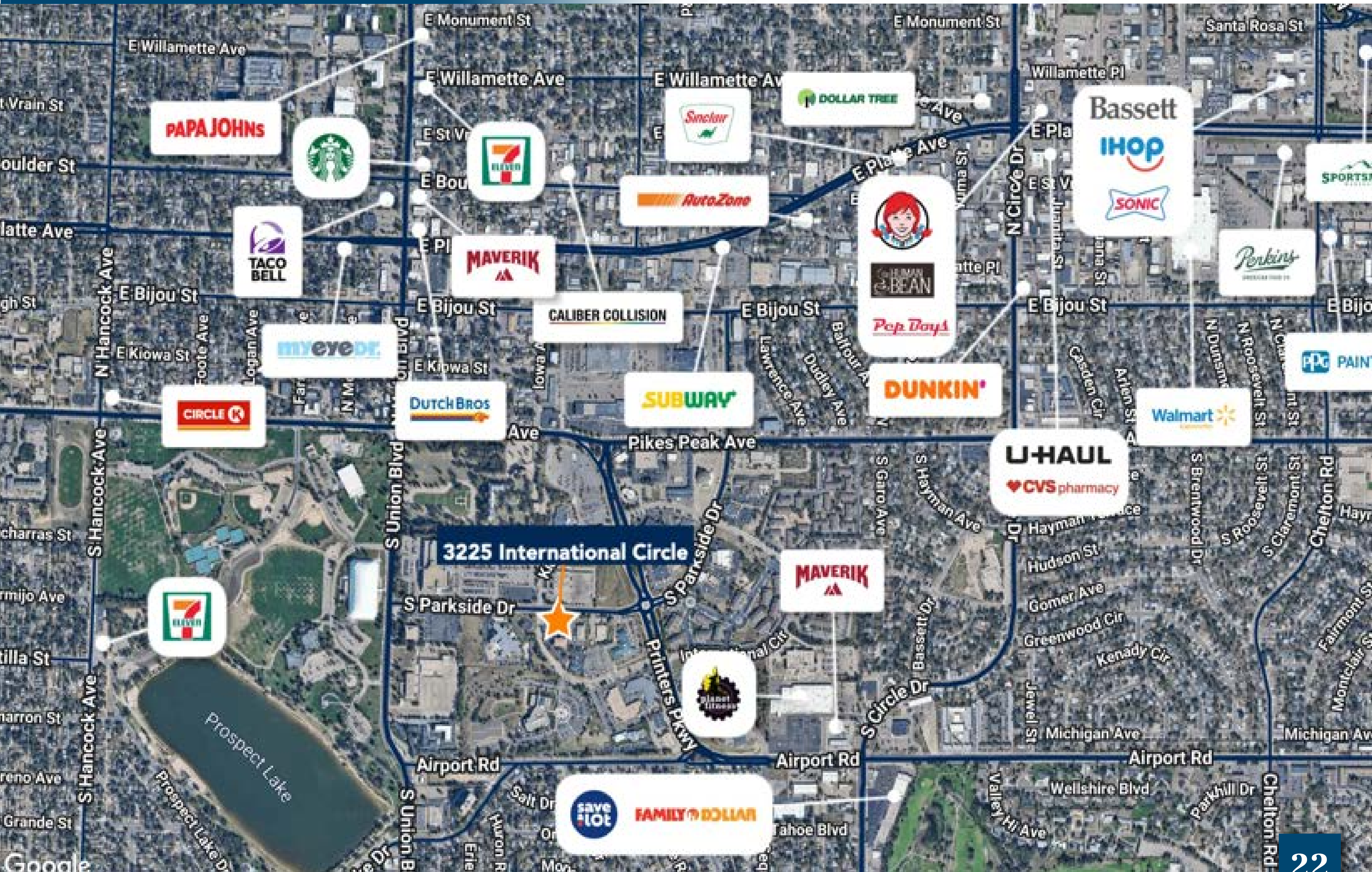
LOCAL **MAP**


3225 International Circle
Memorial Park
Prospect Lake Boat House
Prospect Lake
Adams Elementary School
Pikes Peak Ave
E Platte Ave
E Bijou St
E Boulder St
S Parkside Dr
International Cir
Printers Pkwy
Airport Rd
S Union Blvd
N Union Blvd
S Circle Dr
E Fountain Blvd
Costilla St
S Hancock Ave
S Institute St
E Las Animas St
Prospect Lake Dr
E Kiowa St
E Cucharras St
E Vermijo Ave
E Cimarron St
E Moreno Ave
E Rio Grande St
Hancock Expy
Salt Dr
Winnepeg Dr
Ontario Dr
Yellowstone Rd
Placid Rd
Huron Rd
Erie Rd
Whitman Rd
Preuss Rd
Stewart Pl
Boggs Pl
Doniphan Dr
Hutchinson Dr
Hayden Dr
Bryce Dr
Zion Dr
Tahoe Blvd
Michigan Ave
Wellshire Blvd
Valley Hi Ave
Garland Terrace
Hayman Terrace
Hudson St
Gomer Ave
Greenwood Cir
Bassett Dr
S Garo Ave
S Hayman Ave
N Garo Ave
Lawrence Ave
Dudley Ave
Balfour Ave
Iowa Ave
N Foote Ave
N Logan Ave
Farragut Ave
N Meade Ave
E Platte Pl
Casden Cir
Arlen St
Juanita St
Tia Juana St
E St Vrain St
Jewel St
Kenady

REGIONAL **MAP**



RETAILER **MAP**



MARKET **OVERVIEW**

COLORADO SPRINGS

Colorado Springs boasts a magnificent natural landscape, including the 14,100-foot Pikes Peak, that draws residents and visitors to the area. The metro encompasses El Paso and Teller counties, and local geology limits development in certain locations. Approximately 801,000 people live in the market. Colorado Springs is the most populous city with around 494,000 residents, followed by Security-Widefield and Fountain. The metro population is expected to grow by nearly 41,000 residents by 2029.

ECONOMY

- Colorado Springs uses the economic stimulus the military provides to build other economic engines. Among the business sectors growing through incentives are aerospace, defense and homeland security, renewable energy, software, and information technology.
- Sports health and wellness is another segment the city is expanding. Colorado Springs is home to the U.S. Olympic & Paralympic Training Center and the headquarters of the U.S. Olympic & Paralympic Committee.
- Technology is another major economic component, as high-tech firms employ thousands of residents. The region has recently recorded a wave of established firms and start-ups opening offices.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUICK FACTS

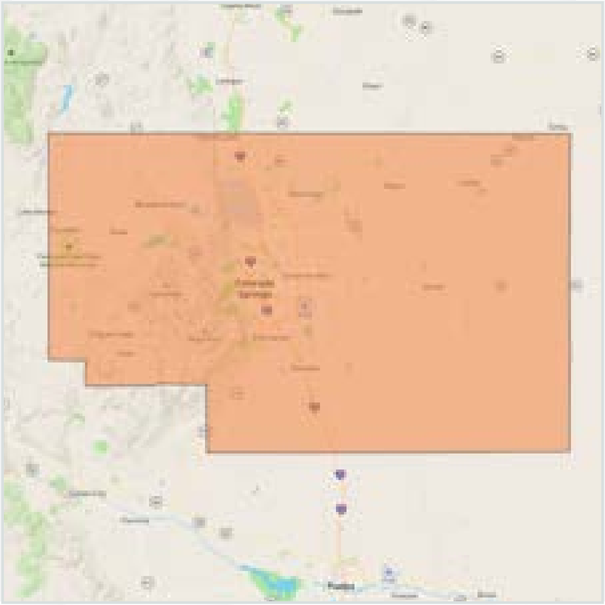
POPULATION
801K
Growth 2025-2029*
5.1%

HOUSEHOLDS
316K
Growth 2025-2029*
5.4%

MEDIAN AGE
37.0
U.S. Median:
40.0

MEDIAN HOUSEHOLD INCOME
$94,300
U.S. Median:
$78,200

** Forecast*



METRO HIGHLIGHTS

LOWER COST OF LIVING
Colorado Springs offers cost advantages over nearby Denver and Boulder, as the metro's median home price is significantly below those areas.

STRONG HIGH-TECH INDUSTRY
High-tech manufacturing provides a solid base for the area's economy. Companies include Hewlett-Packard, Oracle, and Microchip.

NATIONAL STRATEGIC AND MILITARY PRESENCE
The U.S. military plays a vital role in the local economy. Fort Carson, Peterson Space Force Base, NORAD, NORTHCOM, and the U.S. Air Force Academy are all located here.

COLORADO SPRINGS, CO

DEMOGRAPHICS

11,827

2025 POPULATION
WITHIN 1 MILE

126,084

2025 POPULATION
WITHIN 3 MILES

266,568

2025 POPULATION
WITHIN 5 MILES

36

MEDIAN AGE
WITHIN 1 MILE

$64,187

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

$74,665

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

5,730

2025 TOTAL HOUSEHOLDS
WITHIN 1 MILE

56,137

2025 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.1

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-10-19) (Mandatory 1-20)

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:
3225 International Circle, Colorado Springs, Colorado 80910
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.

Adam Lewis
____
Broker

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