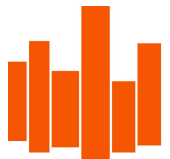


1501 W 124th Ave, Suite 100
Westminster, Colorado

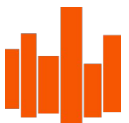


OFFERING



**VISTA COMMERCIAL
ADVISORS INC.**

UNIT 100



Vista Commercial Advisors, Inc.
520 Courtney Way
Suite 100
Lafayette, CO 80026

Chris C. Jensen
President
303.478.4488
jensen@vistacommercial.com

OFFERING SUMMARY

Vista Commercial Advisors is pleased to offer for sale 1501 W 124th Ave (the “property”), a 4,142 square foot office condo located along the North I-25 corridor: a key arterial highway connecting Denver to Fort Collins (to the North) and Colorado Springs (to the South). The property is part of Urban Box, an award-winning modernist designed development with inventive construction. Nearby amenities include The Ranch (private country club), multiple fitness options including Hyland Hills Fitness Center, over 12 different banks, and too many retail amenities to list. The Urban Box development is occupied by several key professional office users; law firm, construction company, multiple real estate companies, architecture firm, and a recruiting/staffing firm.

Urban Box is located in North Metro Denver near the interchange of I-25 and 120th Ave approximately 12 miles from the Denver CBD and 30 miles from Denver International Airport. The area has experienced explosive growth as evidenced by all of the new dwelling units approved or being developed within 5 miles of the property. With the recent market shift and trend of relocating companies closer to their employee base, 1501 W 124th is positioned perfectly to gain in value during a buyers hold period.

INVESTMENT HIGHLIGHTS

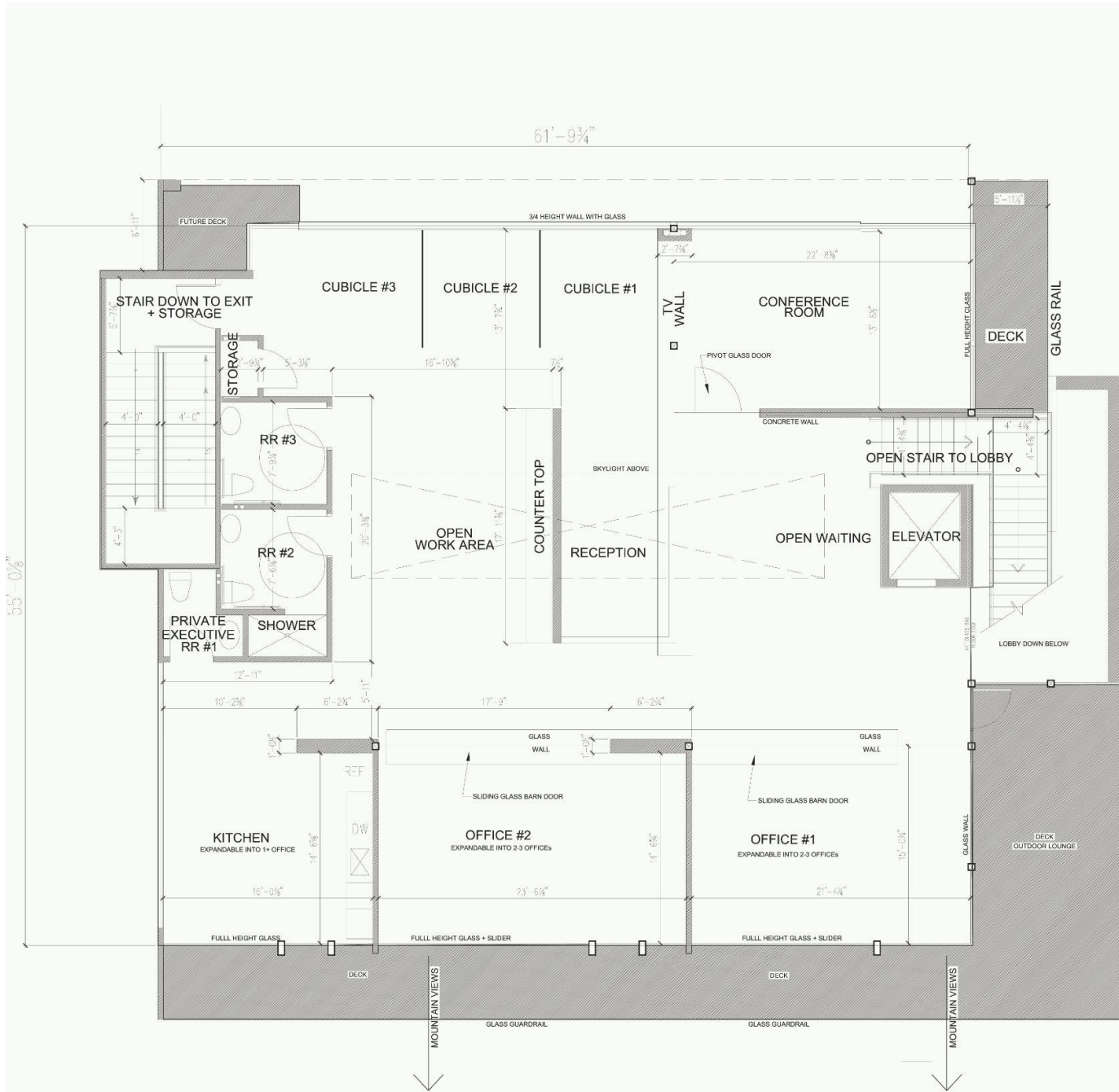
- High barriers to entry in market due to lack of available development-ready land.
- Rarely available medium sized unit at 4,142 sqft.
- Irreplaceable location in one of the fastest growing areas of the Front Range.
- Backrange views from the elevated 2nd floor unit.
- Quality finishes with the flexibility to add significant seating capacity to the existing floor plan.

KEY PROPERTY STATISTICS

Location	Approximate Employee Capacity		
Near I-25 and 120th Ave 1501 W 124th Ave, #100 Westminster, Colorado 80234	Current Configuration	2 private offices	4 work stations
	Future Medium Density	ability to add offices	15 work stations
Size	Office Amenities		
+/- 4,142 SF	Multiple Exterior Decks	Reception Area	Shower
Occupancy	Executive Restroom	Elevator	Glass Walls
Will be delivered vacant at closing.	Mountain Views	Modern Buildout	Kitchen
Year Built	Price		
2016	\$1,800,000		

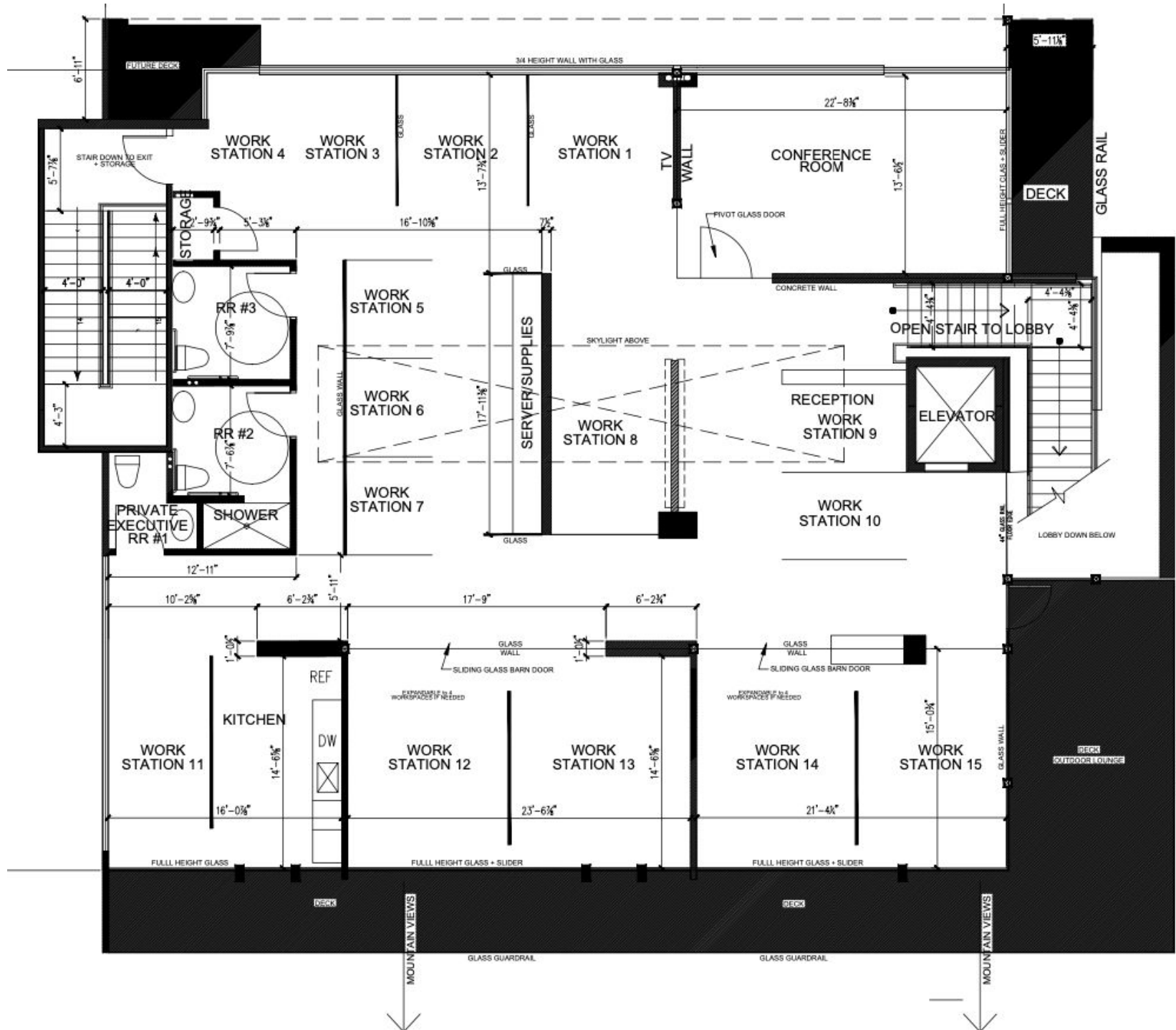


Current Floor Plan



UPPER FLOOR PLAN - BUILDING 1
UNIT 100
SCALE: 1/4" = 1'-0"

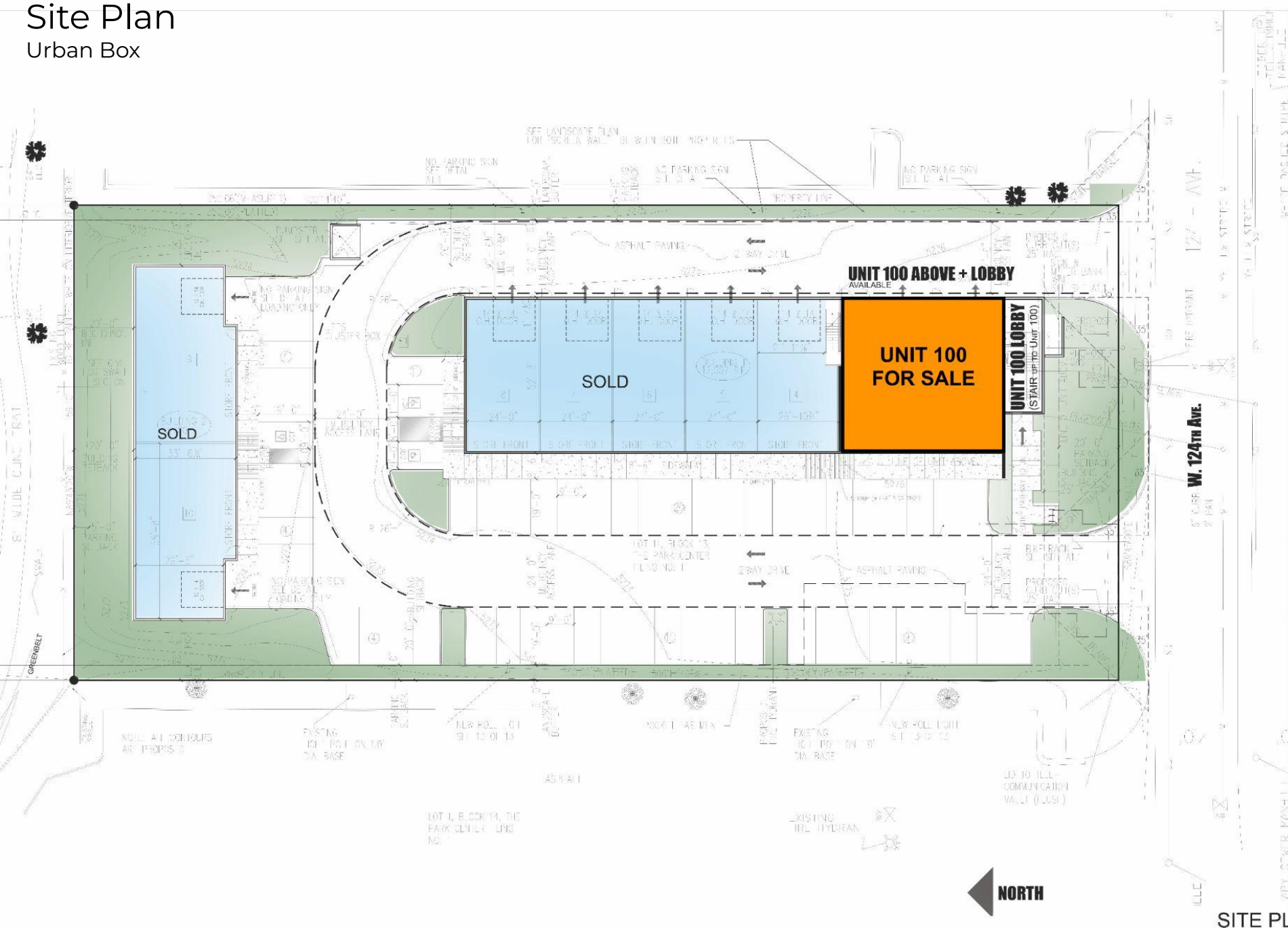
Future Floor Plan





Site Plan

Urban Box



BRIAN OJALA ARCHITECT P.C.
12000 WASHINGTON ST #260
Thornton, CO 80231
www.EriusGroup.com

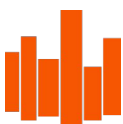


URBAN BOX
1461 W. 124TH AVE
Westminster, 80234
Adams County, Colorado

NOT TO SCALE
THIS PLAN IS FOR INFORMATION ONLY
IT IS NOT TO BE USED FOR CONSTRUCTION
OR AS A BASIS FOR ANY OTHER DOCUMENTS
WITHOUT THE WRITTEN CONSENT OF
BRIAN OJALA ARCHITECT P.C.



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