

OFFERING MEMORANDUM

897 US HWY 287

Broomfield, CO 80020



Marcus & Millichap
THE KRAMER GROUP

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SECTION 1

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

PROPERTY DETAILS

Total Price	\$2,995,000 \$245.09/SF
Square Feet	12,220 SF; 6,110 SF Available
Pro Forma Cap Rate	7.50%
Year Built	2021
Zoning	Planned Unit Development (PUD)



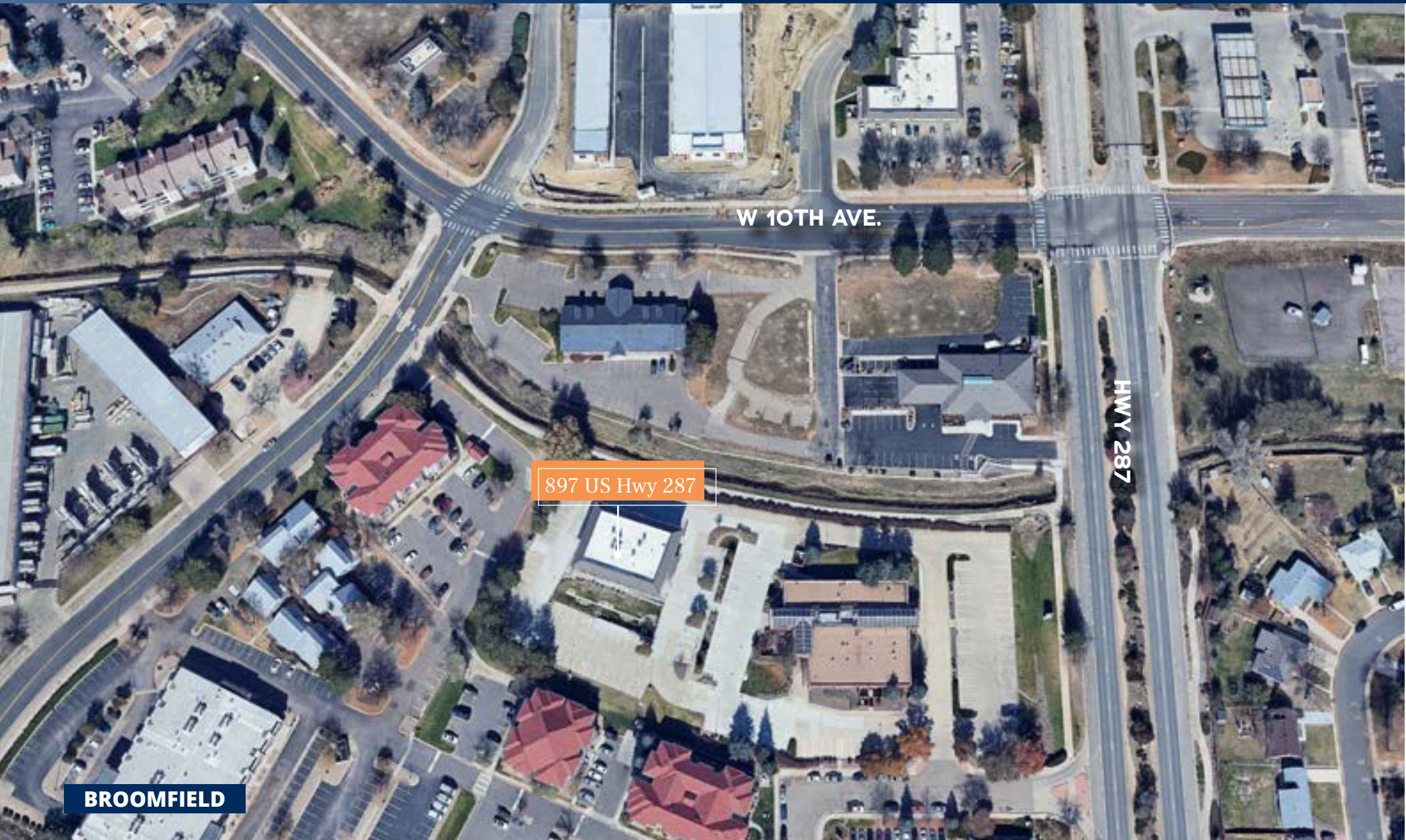
INVESTMENT OVERVIEW EXECUTIVE SUMMARY

The Kramer Group of Marcus & Millichap is proud to present an exclusive investment opportunity at Broomfield Professional Plaza II, a high-quality medical/professional office asset located in the heart of Broomfield, Colorado. This Class B, two-story building comprises 12,220 square feet and sits on a spacious 3.50-acre parcel with the adjoining building at 899 US Hwy 287, zoned PUD, allowing for a range of commercial and medical uses. Constructed in 2021, the property offers modern design, strong curb appeal, and long-term upside potential. The core and shell delivery provides the next owner/tenant flexibility to customize the space and accommodate a variety of layouts.

- **Fully Leased Second Floor:** Occupied by Clinica Family Health & Wellness, a respected healthcare provider, ensuring stable, in-place income. The current 5-year lease term in-place with (2) 5-year options to extend.
- **Occupancy:** The top floor is fully leased to a medical office operator, indicating a professional tenant mix within the building.
- **First Floor Owner-User or Value-Add Opportunity:** Delivered in gray shell condition, the 6,110 SF ground-level space provides a blank canvas for owner-users or investors. Ideal for single or multi-tenant buildouts (up to four separate units), tailored to medical, dental, or professional office use. Four separate entrances.
- **Prime Location & Visibility:** Situated directly on US Hwy 287, offering excellent exposure, monument signage, and easy access to local amenities and major thoroughfares.
- **Modern Construction:** Built in 2021, the property offers energy-efficient systems, ADA accessibility, and flexible interior configurations to meet today's professional and healthcare standards. Plumbing throughout the building.
- **ADA Compliance:** The floor plan accommodates four single-stall ADA-compliant restrooms.
- **Signage Opportunities:** Building signage opportunities are available, along with monument signage along US Hwy 287, enhancing visibility.
- **HOA Dues:** Includes water/sewer, snow removal, landscaping, and electrical.

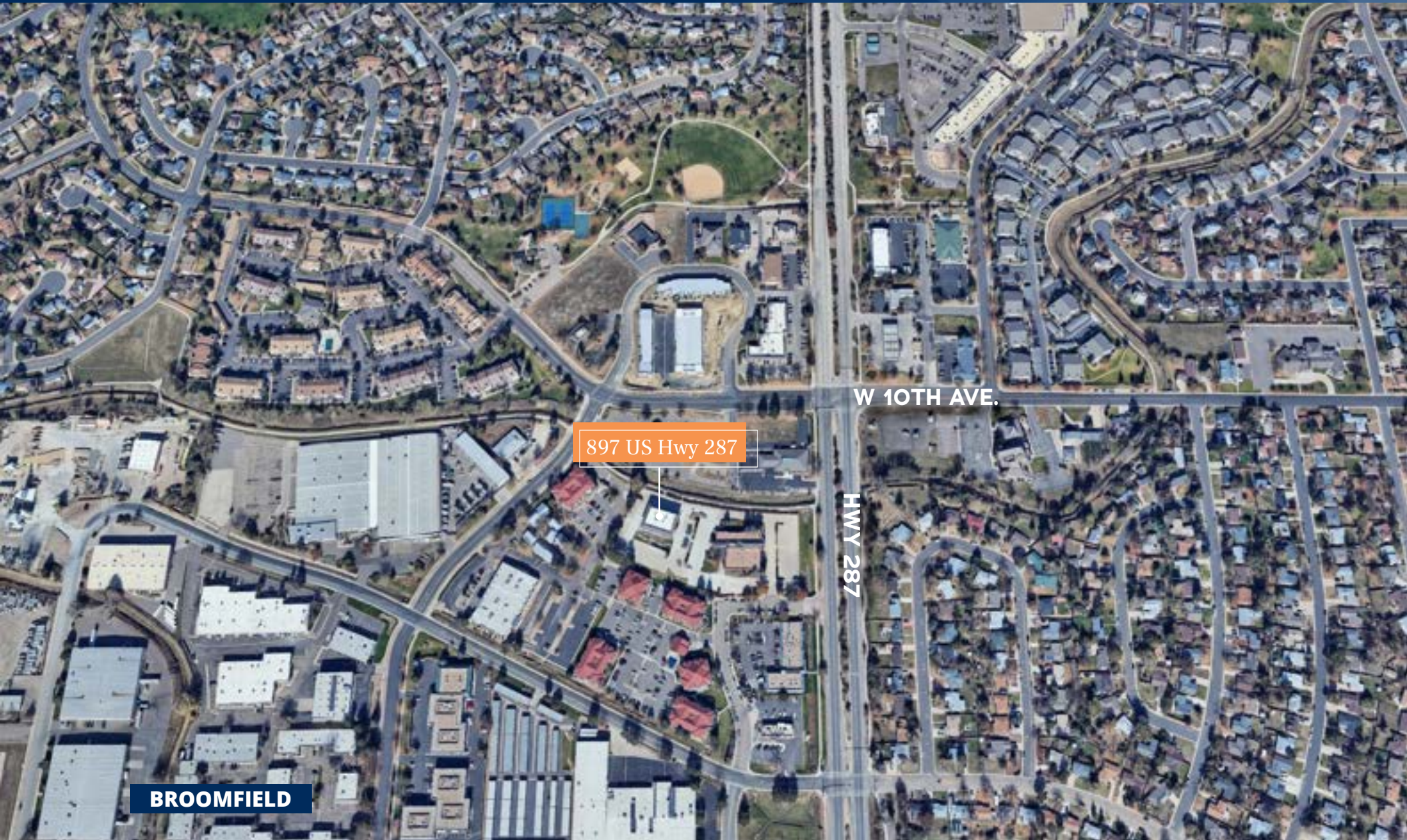


EXECUTIVE SUMMARY LOCAL MAP



BROOMFIELD

REGIONAL MAP EXECUTIVE SUMMARY



SUITE 101





SUITE 102

Suite 102 and 103 are contiguous, and can be configured into two separate suites



SUITE 103

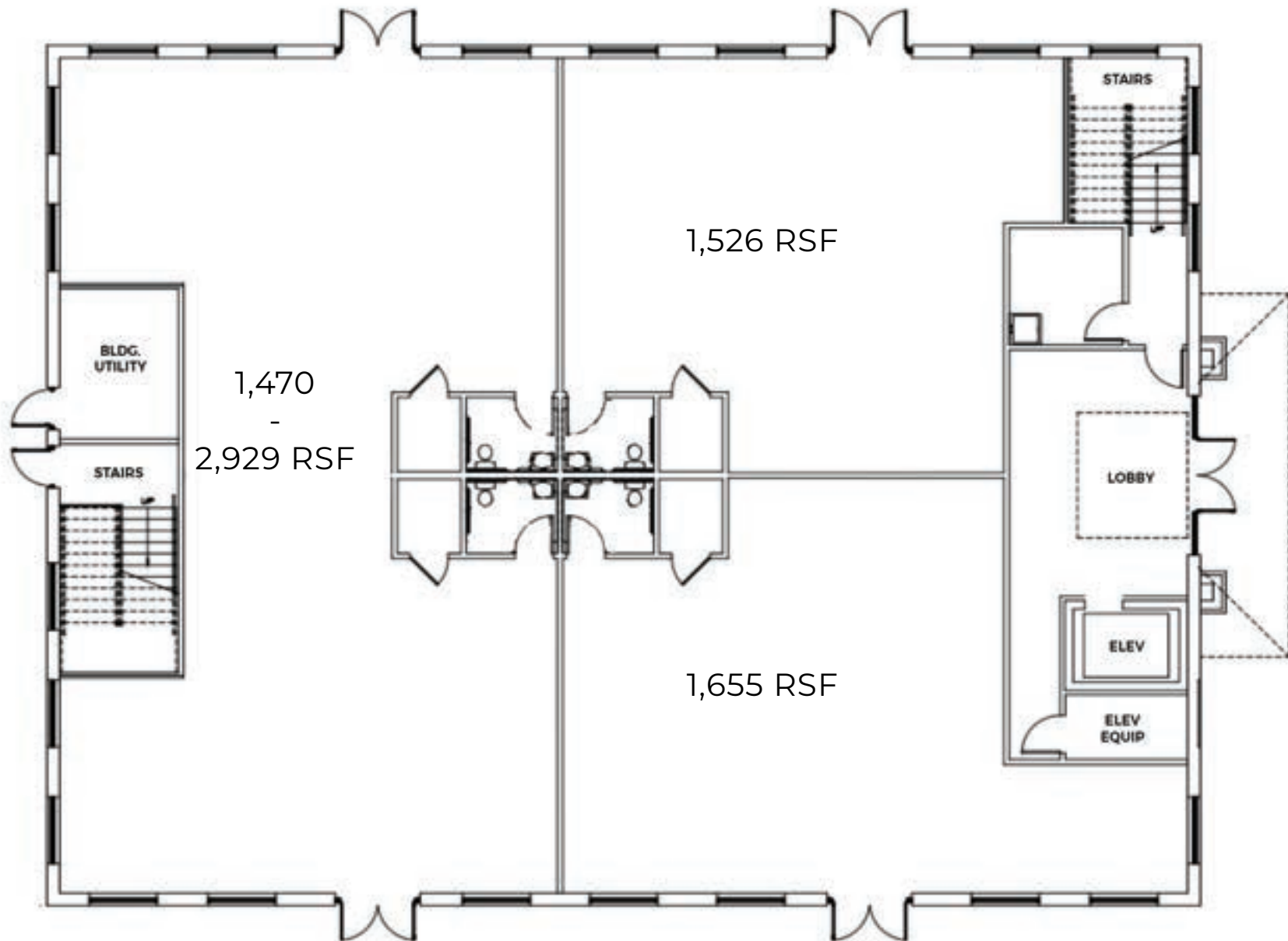
Suite 102 and 103 are contiguous, and can be configured into two separate suites



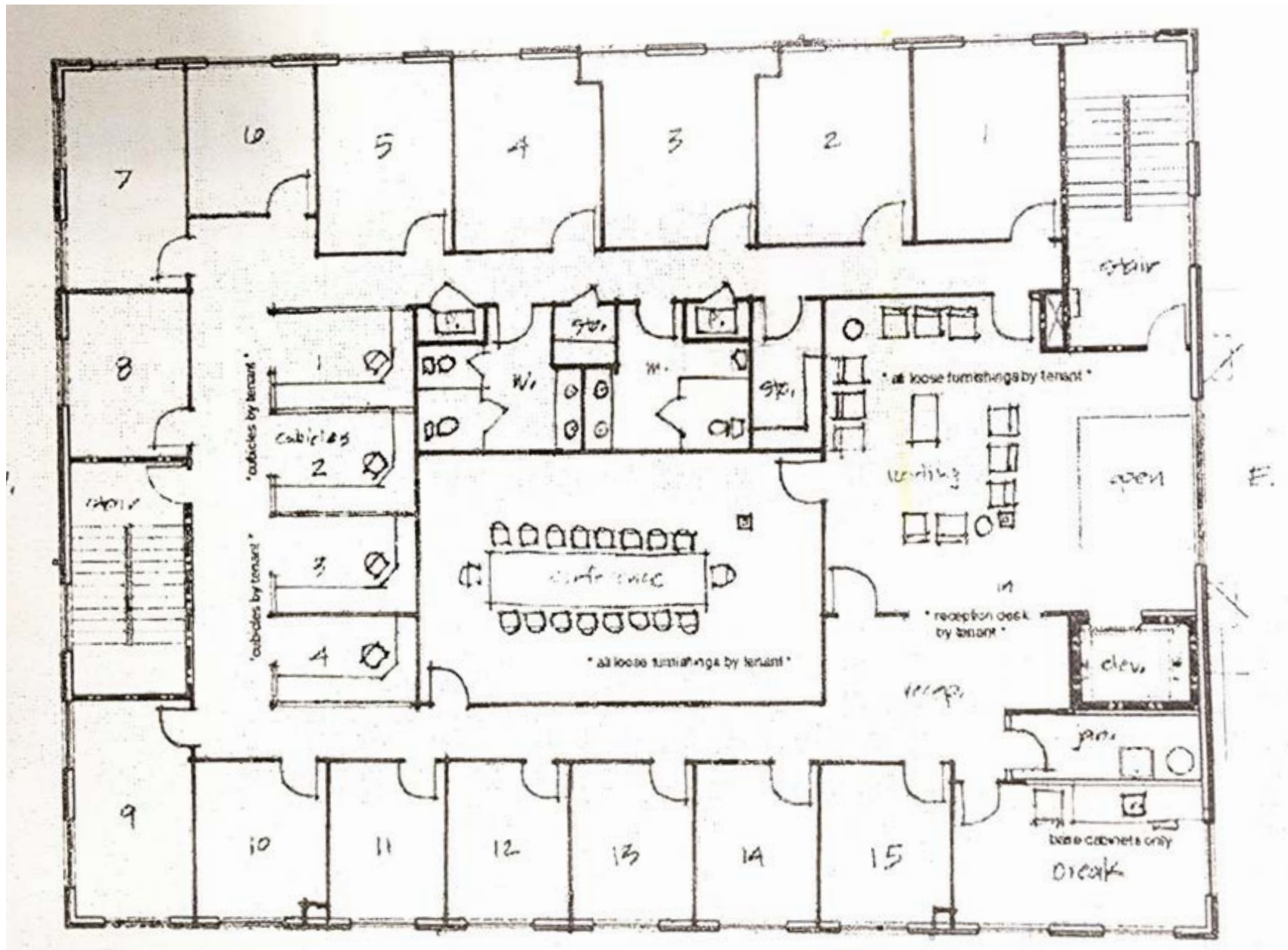
SUITE 104



FIRST FLOOR PLAN EXECUTIVE SUMMARY



EXECUTIVE SUMMARY SECOND FLOOR PLAN





SECTION 2

FINANCIAL ANALYSIS

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FINANCIAL ANALYSIS **TENANT SUMMARY**

As of January, 2026

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.						
VACANT	897 - 1st Floor	6,110	50.0%			\$0.00	\$0	\$0	\$152,521		
Mental Health Partners	897 - 2nd Floor	6,110	50.0%	2/23/21	2/28/26	\$33.39	\$17,000	\$204,000	\$204,000	Gross	(2) 5-year
Total		12,220				\$16.69	\$17,000	\$204,000	\$356,521		
Occupied Tenants: 1				Unoccupied Tenants: 1		Occupied Rentable SF: 50.00%		Unoccupied Rentable SF: 50.00%			
				Total Current Rents: \$204,000		Occupied Current Rents: \$204,000		Unoccupied Current Rents: \$0			

Proforma rent for the Vacant unit is set at \$25.00/SF/Year.

OPERATING STATEMENT

INCOME	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	204,000	16.69	356,521	29.18
Effective Gross Revenue	\$204,000	\$16.69	\$356,521	\$29.18
OPERATING EXPENSES	Current	Per SF	Pro Forma	Per SF
HOA Dues	67,200	5.50	67,200	5.50
Real Estate Taxes	64,733	5.30	64,733	5.30
Total Expenses	\$131,933	\$10.80	\$131,933	\$10.80
Expenses as % of EGR	64.7%		37.0%	
Net Operating Income	\$72,067	\$5.90	\$224,588	\$18.38

Operating Expenses reflect HOA dues of \$700 per month per unit (2 units total).

PRICING DETAIL FINANCIAL ANALYSIS

SUMMARY

Price	\$2,995,000
Down Payment	\$449,250
Down Payment %	15%
Number of Suites	2
Price Per SqFt	\$245.09
Rentable Built Area (RBA)	12,220 SF
Lot Size	3.5 Acres
Year Built/Renovated	2021
Occupancy	50.00%

RETURNS	Current	Pro Forma
CAP Rate	2.41%	7.50%
Cash-on-Cash	-34.66%	-0.71%
Debt Coverage Ratio	0.32	0.99

Financing	Owner-User
Loan Amount	\$2,545,750
Loan Type	New
Interest Rate	6.50%
Amortization	20 Years
Year Due	2035

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

OPERATING DATA

INCOME		Current		Pro Forma
Scheduled Base Rental Income		\$204,000		\$356,521
Total Reimbursement Income	0.0%	\$0	0.0%	\$0
Other Income		\$0		\$0
Potential Gross Revenue		\$204,000		\$356,521
General Vacancy	0.0%	\$0	0.0%	\$0
Effective Gross Revenue		\$204,000		\$356,521
Less: Operating Expenses	64.7%	(\$131,933)	37.0%	(\$131,933)
Net Operating Income		\$72,067		\$224,588
Cash Flow		\$72,067		\$224,588
Debt Service		(\$227,765)		(\$227,765)
Net Cash Flow After Debt Service	-34.66%	(\$155,698)	-0.71%	(\$3,177)
Principal Reduction		\$64,181		\$68,479
Total Return	-20.37%	(\$91,517)	14.54%	\$65,302

OPERATING EXPENSES		Current		Pro Forma
HOA Dues		\$67,200		\$67,200
Real Estate Taxes		\$64,733		\$64,733
Total Expenses		\$131,933		\$131,933
Expenses/Suite		\$65,967		\$65,967
Expenses/SF		\$10.80		\$10.80



SECTION 3

MARKET OVERVIEW

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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: 897 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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