

NEWMARK



VALOR POINT - 20 YEAR FIRM TERM LEASE WITH VETERANS AFFAIRS

7350 W Eastman Place
Lakewood, CO 80227



VA

U.S. Department
of Veterans Affairs

DISCLAIMER AND LIMITING CONDITIONS

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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TABLE OF CONTENTS

Disclaimer	2
Contacts and TOC	3
Executive Summary	4
Property Information	5
Property Photos	6
Lease Overview	7
Plat & Parcel Maps	8
Floor Plans	9
Area Overview	10
Demographics	11
Sample Closings	12-13
Global Reach	14

EXECUTIVE SUMMARY

The Valor Point Veterans Affairs Domiciliary – Lakewood, CO

Opportunity to acquire a ±26,430 SF single-tenant medical facility fully leased to the Department of Veterans Affairs under a recent 20-year firm lease extension. The Valor Point VA Domiciliary is a 1a-High Complexity rated facility, which is a rating given to VA facilities that have the highest volume, highest risk patients, most complex clinical programs, and largest research and teaching programs. This LEED Silver facility serves as a temporary home for homeless veterans and runs programs that help veterans learn skills necessary for sustainable living on their own. With 40 beds in 37 rooms, the time spent at the facility can be personalized through access to help from social workers, mental health experts, physical and art therapists, and employment and housing liaisons.

- Recent 20-year firm lease extension
- Rated as a 1a-High Complexity facility
- LEED Silver construction



SALE PRICE:

\$12,383,663



YEAR 1 NOI:

\$835,897



CAP RATE:

6.75%



BUILDING SIZE:

26,430 SF

PROPERTY INFORMATION

Address:	7350 W Eastman Place Lakewood, CO 80227
Building Size:	26,430 SF
Site Size:	2.35 AC
Year Built:	1988/2013
Parking:	90 Surface Spaces
Stories:	2
Tenancy:	Single
Occupancy:	100%
Price:	\$12,383,663
Lease Expiration:	March 31, 2046
Current Total Rent:	\$1,164,505.80
Year 1 NOI:	\$835,897
Cap Rate:	6.75%



VA | U.S. Department
of Veterans Affairs



LEASE OVERVIEW



VA | U.S. Department
of Veterans Affairs

TENANT OVERVIEW

The U.S. Department of Veterans Affairs (VA) is a federal cabinet-level agency providing near-comprehensive healthcare to eligible veterans through a nationwide network of medical centers and clinics, supported by a 21.6% funding increase from \$193.5 billion in 2024 to \$235.3 billion in 2025. The Valor Point VA Domiciliary is a 1a-High Complexity-rated facility, which is a rating given to VA facilities that have the highest volume, highest-risk patients, the most complex clinical programs, and the largest research and teaching programs. This LEED Silver facility serves as a temporary home for homeless veterans and runs programs that help veterans learn skills necessary for sustainable living on their own. With 40 beds in 37 rooms, the time spent at the facility can be personalized through access to help from social workers, mental health experts, physical and art therapists, and employment and housing liaisons. Serving as a transitional residential program for homeless veterans, this facility provides on-site mental health care, social services, therapeutic programs, and employment and housing support, complemented by amenities such as a gym, an art studio with a kiln, a cafeteria, and community spaces.

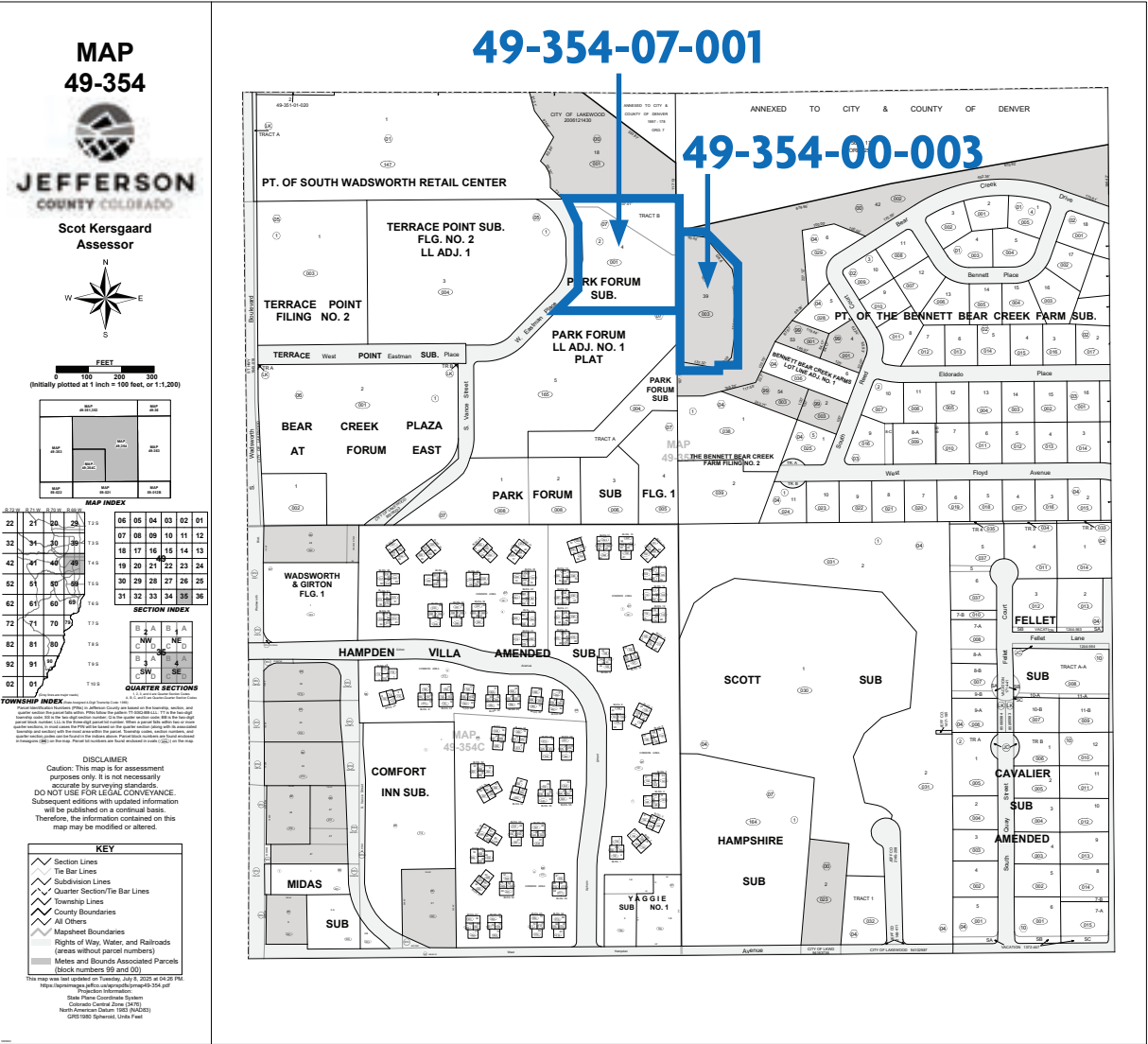
LEASE SUMMARY

Tenant	The United States of America - Department of Veterans Affairs
Lease Size	26,430 SF
Current Total Rent	\$1,164,505.80
Base Rent	\$832,545.00
Operating Cost Rent	\$331,960.80
Lease Commencement	April 1, 2026
Lease Expiration	March 31, 2046
Firm Term	20 years

PLAT & PARCEL MAPS

JEFFERSON COUNTY ASSESSOR PARCEL INFO

Parcel ID (AIN): 49-354-07-001, 49-354-00-003
Property Address: 07350 W EASTMAN PL, LAKEWOOD CO 80227
Lot Size: 2.35 Acres, 1.30 Acres



Jefferson County, Colorado

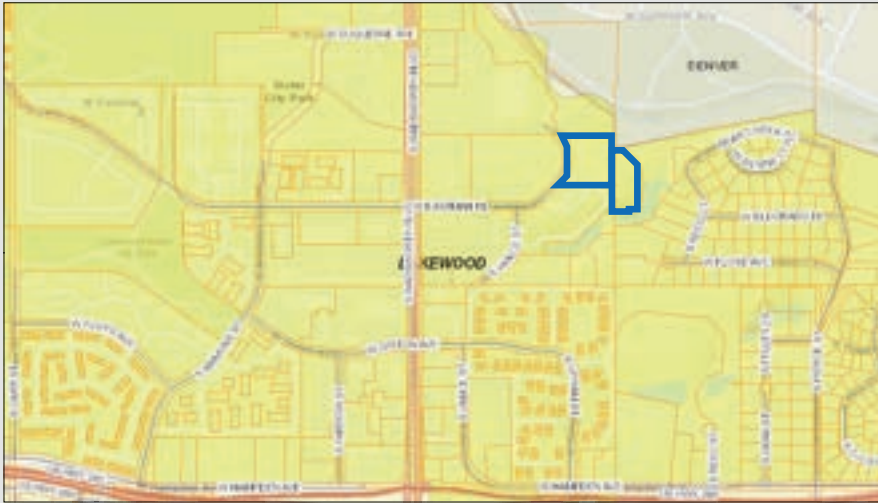


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Author: ArcGIS Web AppBuilder
Date: 11/20/2025

Jefferson County, Colorado



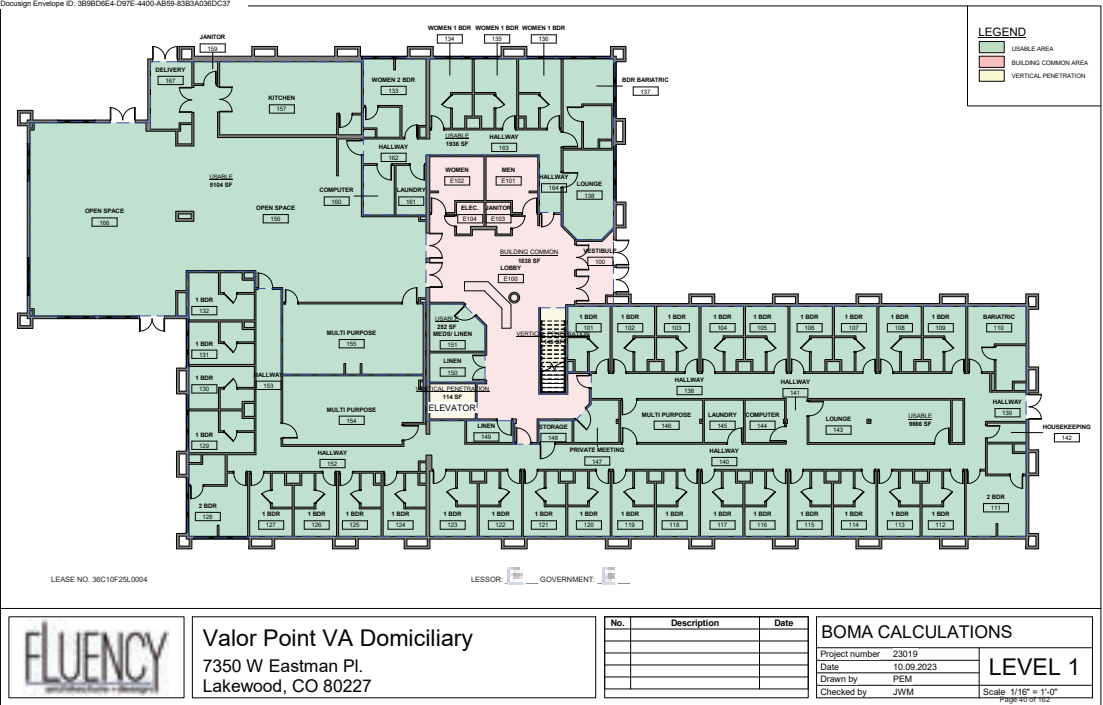
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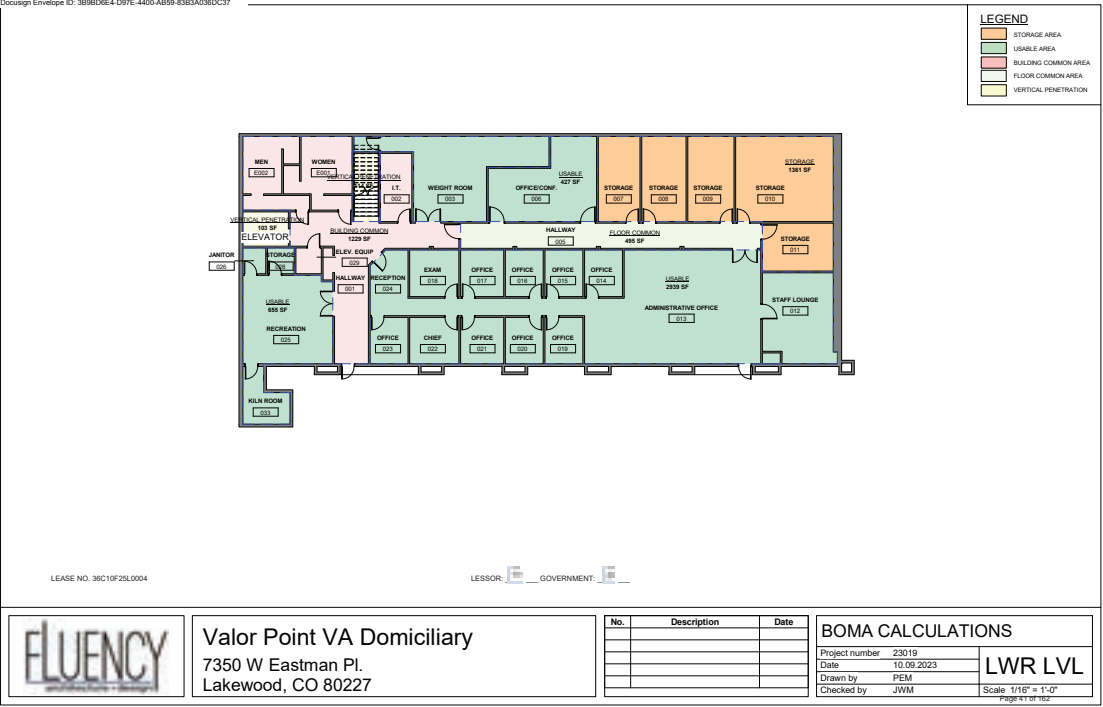
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FLOOR PLANS

Level 1



Lower Level



ABOUT THE AREA

Lakewood, Colorado

Lakewood, Colorado is a fast-growing, highly livable city located just west of Denver along the foothills of the Rocky Mountains. As the largest city in Jefferson County, Lakewood benefits from close proximity to downtown Denver while maintaining a suburban environment with strong demographics, stable income levels, and consistent population growth.

The city is home to the Denver Federal Center, one of the largest concentrations of federal agencies outside Washington, D.C. This presence supports a durable local economy and underscores the strategic importance of government-occupied facilities in the area, including the VA clinic.

Quality of life in Lakewood is a major draw for residents, employees, and visitors. The community offers more than 7,000 acres of parks and open space, over 100 miles of trails, and direct access to regional recreation areas such as Bear Creek Lake Park and Green Mountain. Cultural amenities—including the Lakewood Cultural Center and the 40West Arts District—contribute to a strong, engaged, and well-educated population.

With excellent transportation access via major highways and the RTD light-rail W Line, Lakewood provides convenient connectivity for patients, staff, and the broader workforce. The city's blend of stability, outdoor lifestyle, and federal presence makes it an ideal setting for a long-term Veterans Affairs facility.



AREA DEMOGRAPHICS



POPULATION

3 mile	118,651
5 mile	319,940
10 mile	1,092,315



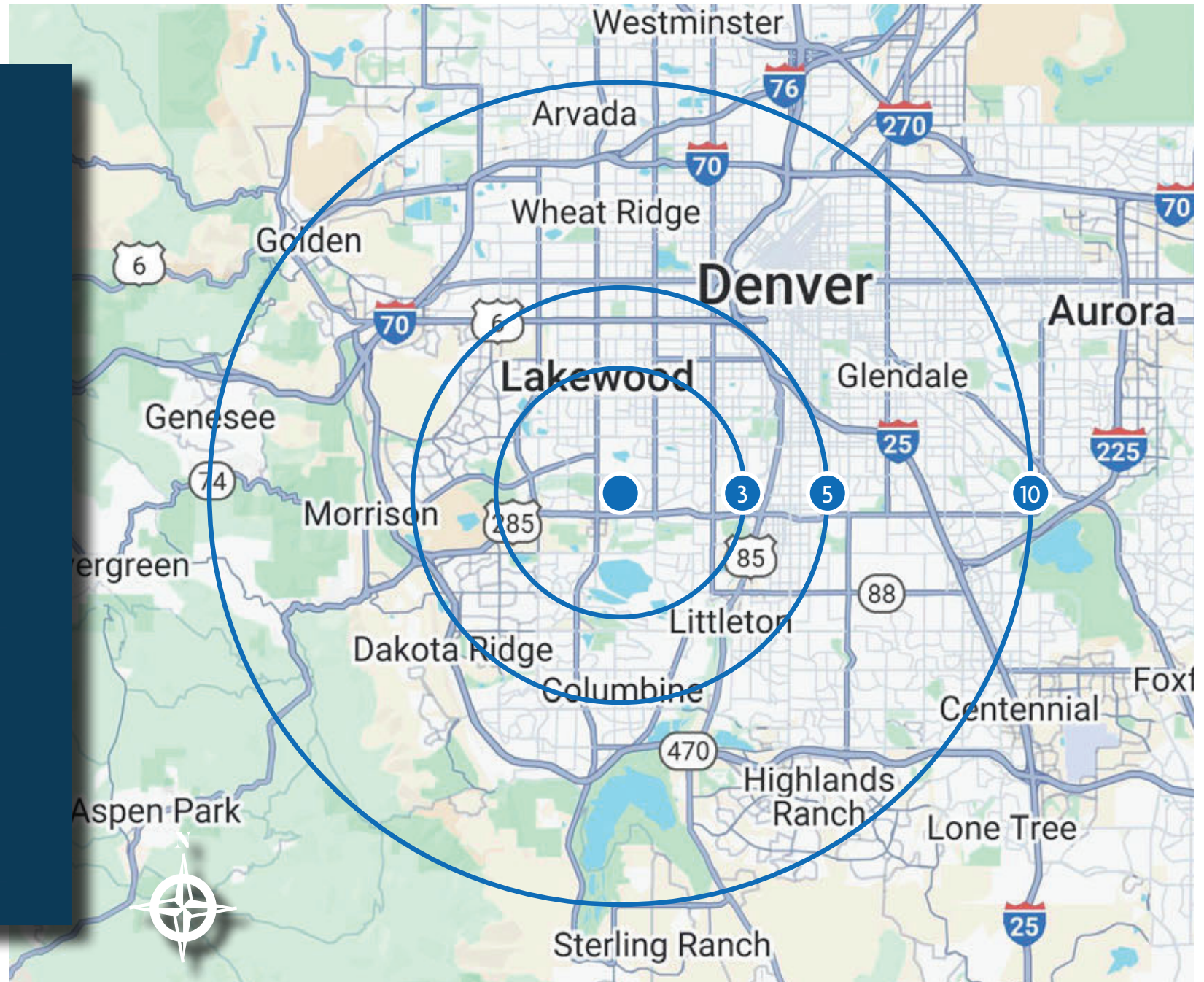
HOUSEHOLDS

3 mile	47,381
5 mile	125,484
10 mile	485,285



AVG. HH INCOME

3 mile	\$98,094
5 mile	\$103,330
10 mile	\$115,401



SAMPLE TEAM CLOSINGS



FBI Field Office | Dallas, TX (±230,000 SF)



Western Passport Center | Tucson, AZ (±75,000 SF)



FEMA Disaster Operations Center | Winchester, VA (±135,000 SF)



Florida Department of Financial Services | Tallahassee, FL (±78,000 SF)

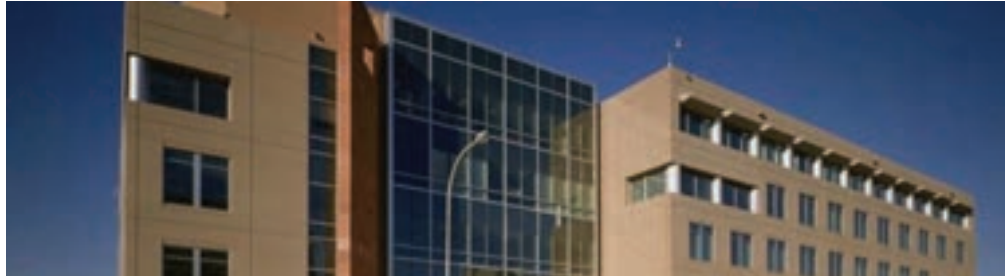


State Government Office | Clinton, MS (±400,000 SF)



FBI Facility | McAllen, TX (±80,000 SF)

SAMPLE TEAM CLOSINGS



SSA Mega Teleservice Center | Albuquerque, NM (±155,000 SF)



Aerospace Manufacturing Facility | Peachtree City, GA (±163,000 SF)



U.S. Attorney's Office | Springfield, IL (±44,000 SF)



Northrop Grumman | Aurora, CO (±104,000 SF)



Tampa Air Force Medical Clinic | Tampa, FL (±45,000 SF)



TSA & CBP Facility | Atlanta, GA (±98,000 SF)

GLOBAL REACH

Newmark by The Numbers

Newmark's company-owned offices and business partner as of January 30, 2025.

8,000+
PROFESSIONALS

~170
OFFICE LOCATIONS

\$2.8B+
ANNUAL REVENUES

A Smarter, Seamless Platform

Newmark Group, Inc. (Nasdaq: NMRK), together with its subsidiaries ("Newmark"), is a world leader in commercial real estate, seamlessly powering every phase of the property life cycle.

Newmark enhances its services and products through innovative real estate technology solutions and data analytics designed to enable its clients to increase their efficiency and profits by optimizing their real estate portfolio.

Integrated Services Platform

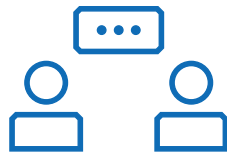
Our integrated platform gives clients a single source for all their real estate needs, with an emphasis on anticipating the future.



Capital
Markets



Landlord
Representation



Tenant
Representation



Global Corporate
Services



Project
Management



Valuation &
Advisory

GOVERNMENT LEASED CAPITAL MARKETS

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