



CHERRY CREEK PLACE IV

3300 S. PARKER RD. | AURORA, CO



EXECUTIVE SUMMARY

Skye Commercial, as exclusive advisor, is pleased to offer investors the opportunity to acquire 3300 S. Parker Rd., a 113,400 SF Class-B office building with sweeping views of the Rocky Mountains. The property is uniquely situated next to Cherry Creek State Park, a 3,346 acre amenity complete with running and biking trails, cross country skiing trails, picnicking and boating.

Over the last 12 months, over \$2.5 million in capital improvements have been completed, including solar power, renovated common areas, a large conference center, and a state of the art HVAC system. The property is located near I-225 and Parker Road, just 5 minutes from the Denver Tech Center, and only 20 minutes from Downtown Denver and Denver International Airport.

ASSET PROFILE

LOCATION	3300 S. Parker Rd. Aurora, CO 80014
NET RENTABLE AREA	113,400 SF
LEASED	86%
# STORIES	6
YEAR BUILT/RENOVATED	1983 / 2023
TYPICAL FLOOR SIZE	18,900 sf
SITE	4.1 ACRES
# PARKING SPACES	351 (152 COVERED, 200 SURFACE)
PARKING RATIO	3.51
RECENT CAPITAL IMPROVEMENTS	\$2.5 MILLION



INVESTMENT HIGHLIGHTS



TENANT RETENTION

- Three tenants comprising over 30% of the net rentable area recently renewed

BUILDING AMENITIES

- Best-in-class amenities within the buildings competitive set

ACCESSIBILITY

- 0.25 miles from I-225 and 1.5 miles from I-25
- Steps from the Nine Mile light rail station.
- Easy access to The Point retail development

CAPITAL IMPROVEMENTS

- Recently completed over \$2.5 million in capital improvements

PROPERTY HIGHLIGHTS

Completely renovated in 2023, 3300 S. Parker has transformed the building systems and common areas to meet the needs of today's tenant.



- *Solar panels*
- *Brand new state-of-the-art HVAC system - improves indoor air quality and employee productivity*
- *Large conference for tenant meetings and events*
- *Steps from the Nine Mile light rail station.*
- *Bike storage room*
- *Panoramic mountain views*
- *Adjacent to Cherry Creek State Park*
- *Easy access to The Point retail redevelopment*

MAP & NEARBY AMENITIES



3300 S. PARKER RD.

VALUATION SUMMARY

	T-12	\$/SF	2024 Budget	\$/SF
Base Rent	1,532,521	\$13.70	1,679,262	\$15.01
Recovery Income	383,729	\$3.43	349,749	\$3.13
Antennae, Parking, Storage Income	26,548	\$0.24	25,402	\$0.23
Effective Gross Income	1,942,798	\$17.36	2,054,413	\$18.36
Operating Expenses	625,105	\$5.59	620,915	\$5.55
Administrative Expenses	237,694	\$2.12	181,690	\$1.62
RE Taxes and PACE Assessment	450,107	\$4.02	561,844	\$5.02
Total Operating Expenses	1,312,905	\$11.73	1,364,449	\$12.19
Net Operating Income	629,893	\$5.63	689,964	\$6.17
	\$	\$/SF	\$	\$/SF
Value at 8.0% cap rate	\$7,873,660	\$70.36	\$8,624,544	\$77.07
Value at 8.5% cap rate	\$7,410,504	\$66.22	\$8,117,218	\$72.54
Value at 9.0% cap rate	\$6,998,809	\$62.54	\$7,666,261	\$68.51

CONTACT BILL WOODWARD FOR
ADDITIONAL INFORMATION AND THE
CONFIDENTIALITY AGREEMENT



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