# CHERRY CREEK PLACE IV

3300 S. PARKER RD. | AURORA, CO



3300



## EXECUTIVE SUMMARY

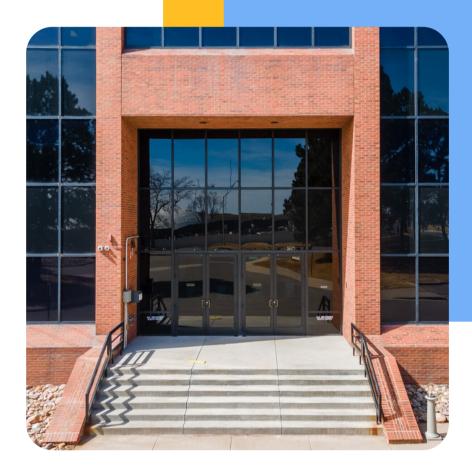
Skye Commercial, as exclusive advisor, is pleased to offer investors the opportunity to acquire 3300 S. Parker Rd., a 113,400 SF Class-B office building with sweeping views of the Rocky Mountains. The property is uniquely situated next to Cherry Creek State Park, a 3,346 acre amenity complete with running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



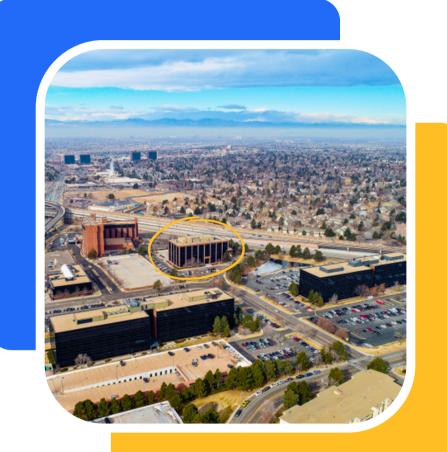
## ASSET PROFILE

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

#### ACCESIBILITY

- 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.



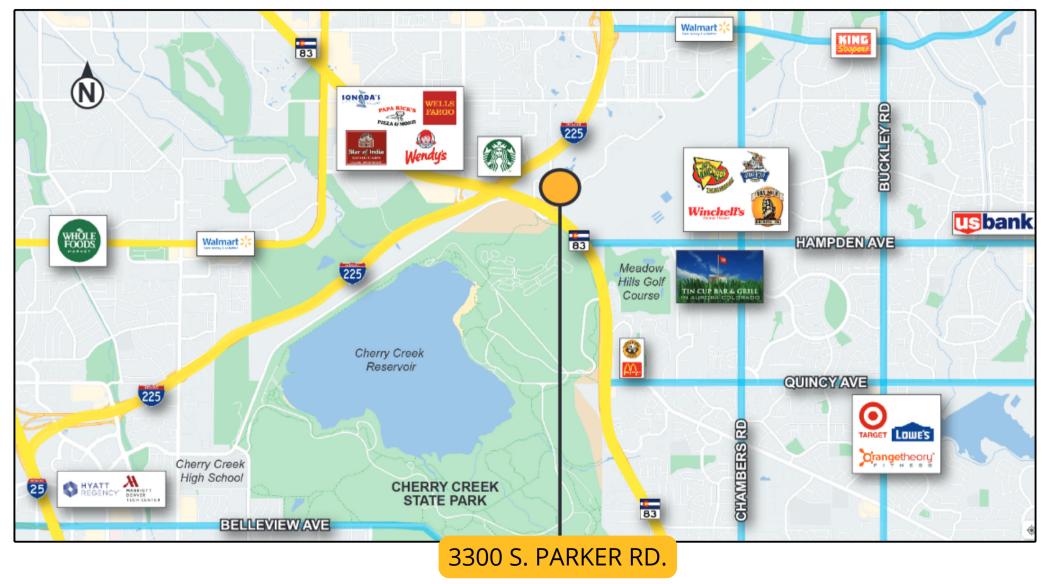
#### • Solar panels

- 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**



## 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
	ć	¢/cr	ć	¢/cr
	\$	\$/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



BILL WOODWARD BWOODWARD@SKYE-CRE.COM 720-274-8313



