



## Updated Office/ Flex Building with SCIF **For Sale** in Colorado Tech Center

**Jaime Pletcher**  
jaime@gibbonswhite.com  
(303) 586-5936  
  
www.gibbonswhite.com

[Property Info & Gallery](#)

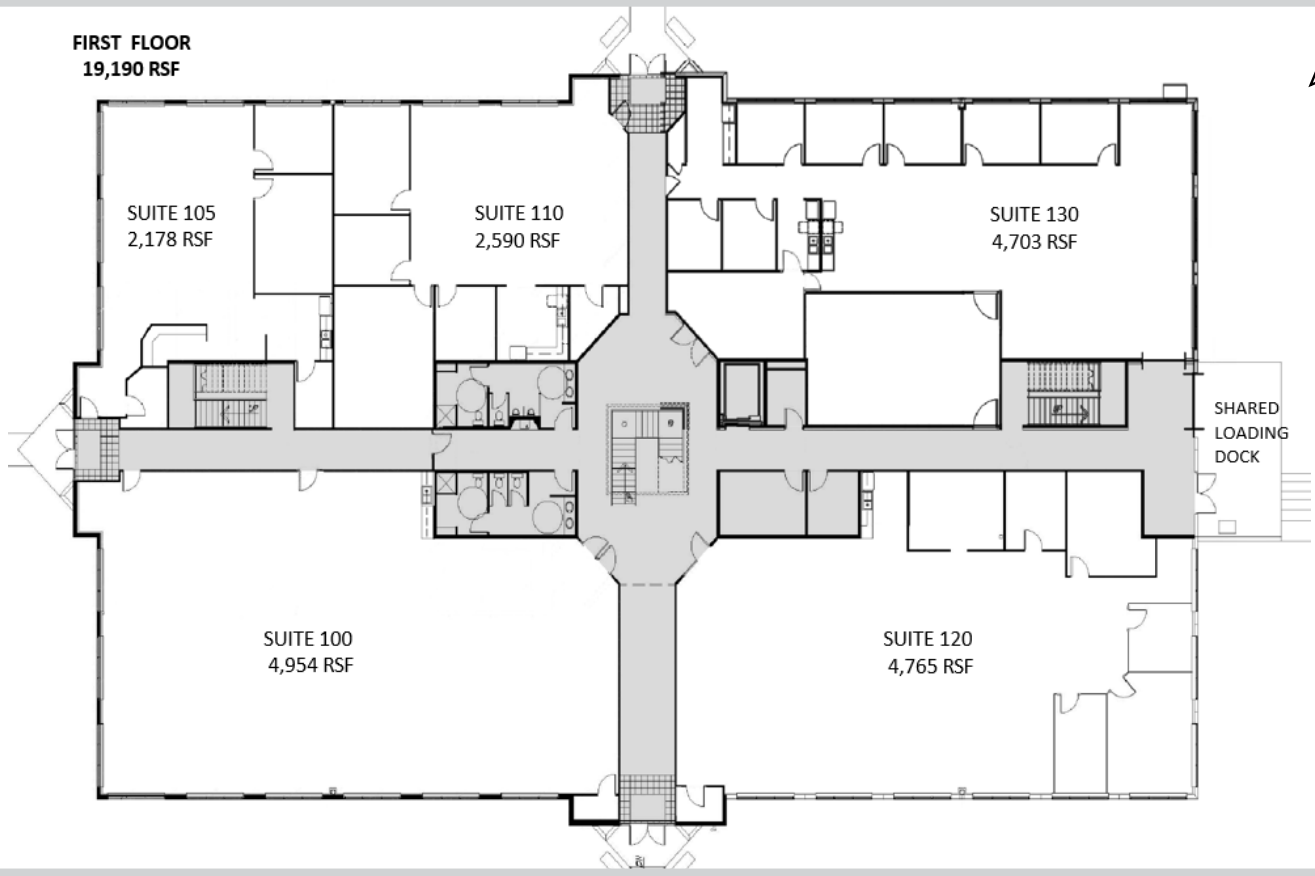
[View Map](#)

Building / Site Size	40,656 sq. ft. / 2.74 Acres
Sale Price	<del>\$10,700,000 (\$263 / sq. ft.)</del> <b>\$9,585,000 (\$235.76 / sq. ft.)</b>
Capitalization Rate	6.5% <b>7.25%</b>
Year One In-Place Income	\$694,708

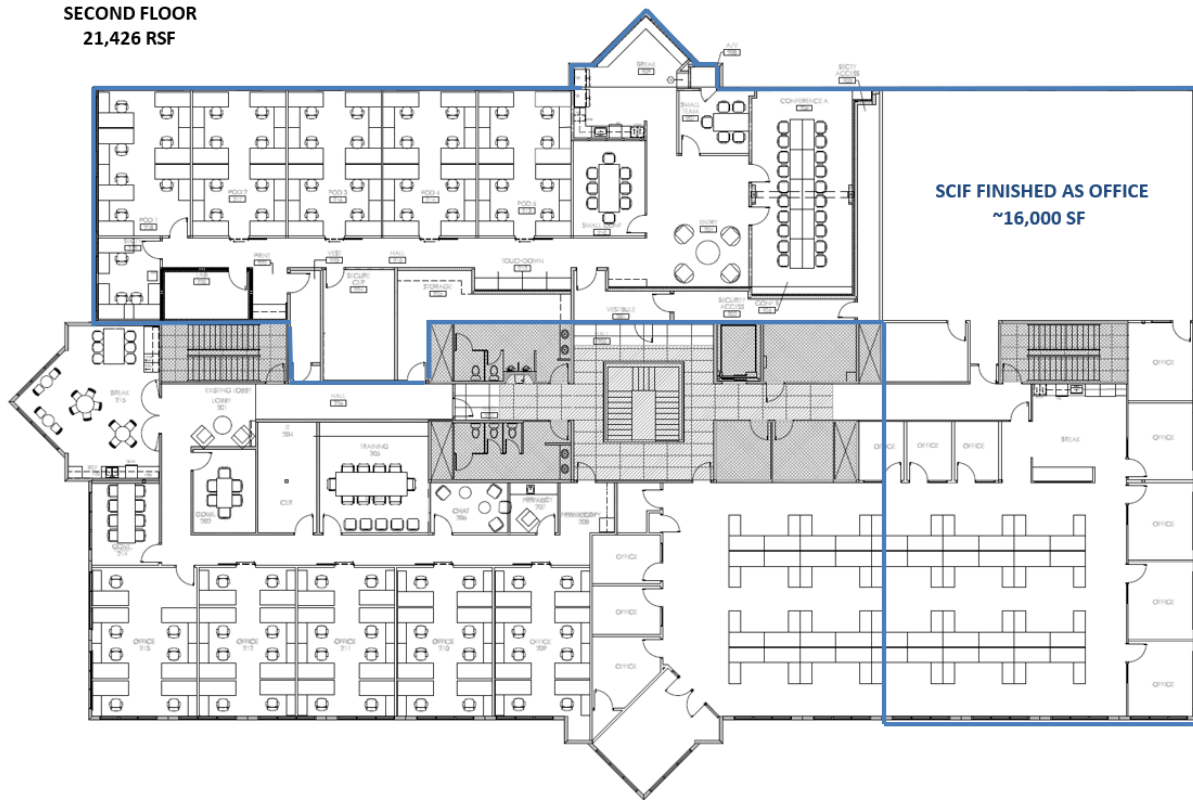
- Fully Leased Investment Property in CTC with 4.5 Year WALT
- Building Features Natural Light Throughout, Common Loading Dock, Elevator, Showers, Updated Offices, Warehouse Space, & SCIF
- Tenants Include Government Defense, Health, Technology, Engineering, & Wholesale/ Retail Sales Businesses
- 21,000 sq. ft. SCIF Tenant Occupies Entire Second Floor with Class A Finishes In-Place, & Expansion T.I. Underway
- Flex Infrastructure Including Heavy Power, High-Ceilings, Full Climate Control, & Fire Sprinklers
- Multiple Tenants with Above Market Escalations In-Place
- Desirable Location in the Tech Center Drawing Talent from the Denver-Boulder Corridor
- Abundant Parking (3.56:1,000) with Bike Path & RTD Access

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**FIRST FLOOR**  
19,190 RSF



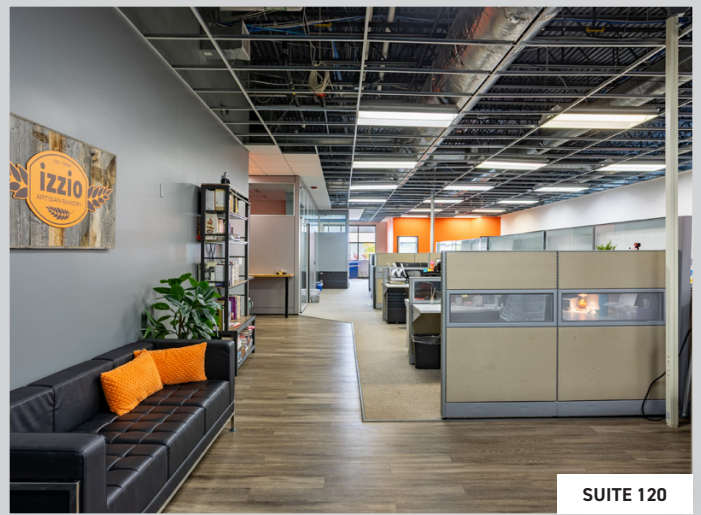
**SECOND FLOOR**  
21,426 RSF



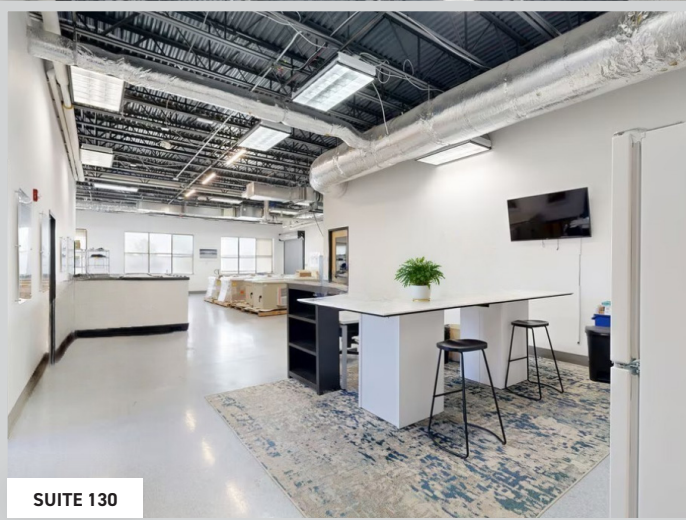




2ND FLOOR ENTRY



SUITE 120



SUITE 130



PROPERTY LINE

