



User/Investment Opportunity

Sale Price: \$2,500,000 (\$199.65/SF)

Property Features:

- Property Type: Office
- YOC: 2004
- Building Size: 12,522 SF
- Lot Size: 0.74 Acres
- Parking: 41 spaces at 3.27/1,000 SF
- Elevator: Yes
- Roof: Replaced Jan/2019

Property Description:

This is a great opportunity for a company to own vs lease, reduce its occupancy cost to almost zero, and build equity. The property is currently occupied by two stable tenants with long term leases in place. A third tenant has moved out but continues to pay rent through 12/31/2020. Additionally, there is cell tower income. The roof was replaced in January of 2019. The plumbing, mechanical, and electrical have been well maintained on a regular basis. Please contact broker for a current rent roll, financial statements, and an own vs lease analysis, or to answer any other questions you may have.

For more information, please contact:

ERIC SHAW

Senior Advisor

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Current Economics

Sale Price: \$2,500,000
Gross Income: \$310,176*
Current OpEx: \$132,904
Net Op Income: \$177,272*
**based on 100% occupancy*



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