



Confidential Offering Memorandum

Clermont Professional Building

820 Clermont Street, Denver, CO 80220



Eric Shaw Vice President

Jeff Caldwell Principal

One Broadway Suite A300 | Denver, CO 80203
303.962.9555 | www.pinnaclere.com



820 CLERMONT STREET

Denver, CO 80220

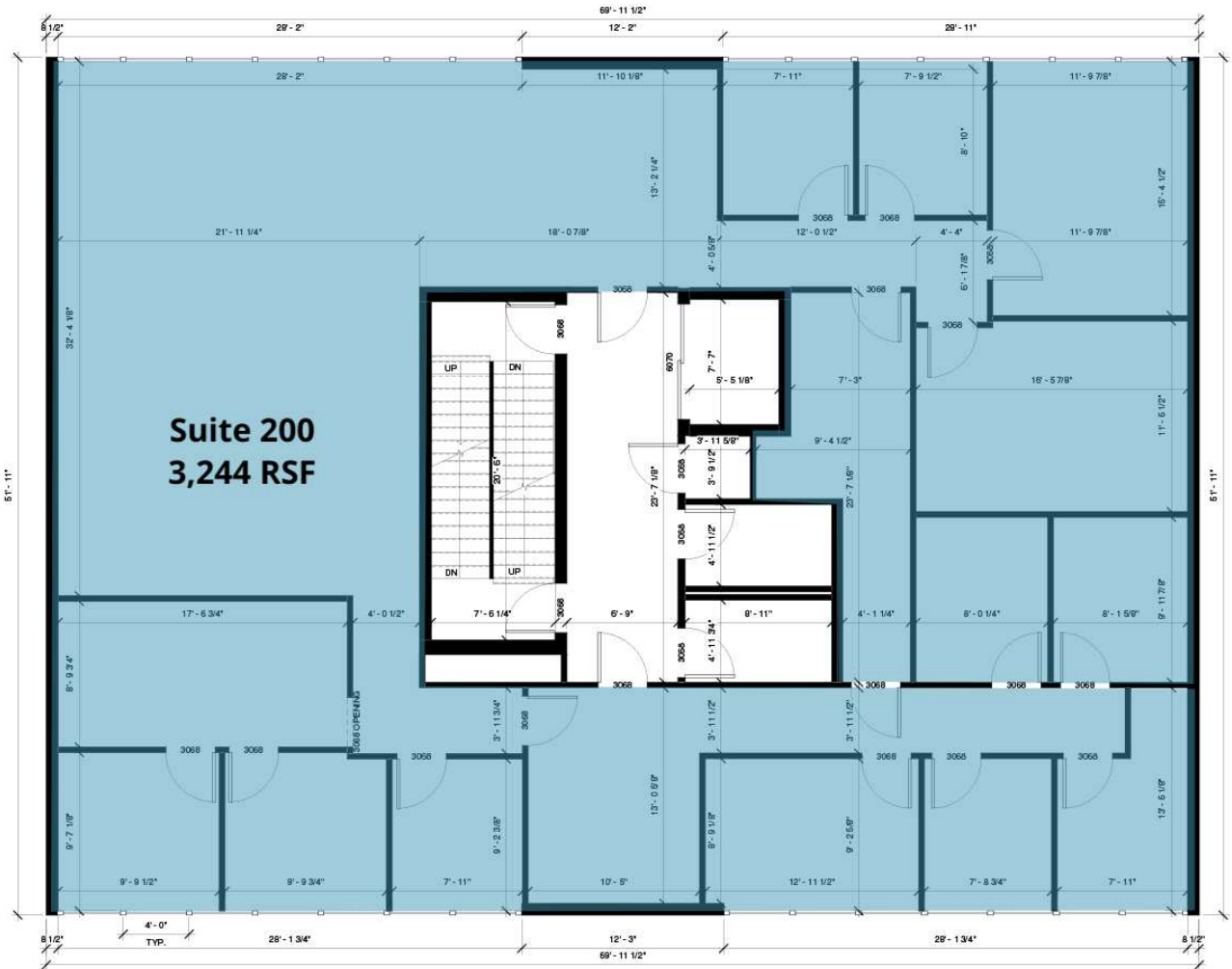
PROPERTY DESCRIPTION

List Price:	\$3,800,000
Building Type:	Multi-Tenant Office & Medical Office
Building Size:	12,649 SF
Lot Size:	10,890 SF
Stories:	3 plus a basement
YOC:	1971
Construction Type:	Steel
Parking:	2.18/1,000 SF (17 Covered/17 Surface Spaces)
Zoning:	G-MX-3
Occupancy:	34%
Property Taxes:	\$70,954.72

PROPERTY HIGHLIGHTS

- Located within a block of Rose Medical Center
- Recent improvements include a new roof, new HVAC system, a newly renovated elevator and the parking structure has been resurfaced and reinforced
- Covered and surface parking available
- High barrier of entry
- Walking distance to numerous restaurants and retail
- In the path of redevelopment





Eric Shaw
303.962.9551
EShaw@PinnacleREA.com

Jeff Caldwell
303.962.9536
JCaldwell@PinnacleREA.com

One Broadway Suite A300
Denver, CO 80203
303.962.9555
www.pinnaclearea.com

LOCATION OVERVIEW



**DOWNTOWN
DENVER**



CITY PARK



THEO
275 Units
Apartment Building
Built in 2018

MILO
APARTMENTS
319 Units
Apartment Building
Built in 2019

OVERTURE®
9TH+CO
207 Units
Apartment Building
Built in 2019

COLORADO BOULEVARD



**BROADSTONE
ON 9TH**
324 Units
Apartment Building
Built in 2015

E 8th AVENUE



**CLERMONT
PROFESSIONAL BUILDING**
820 Clermont Street

LOCATION OVERVIEW



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,182	116,689	240,721
Total Population	24,576	229,224	513,242
Average HH Income	\$163,563	\$140,689	\$127,183

Eric Shaw
303.962.9551
EShaw@PinnacleREA.com

Jeff Caldwell
303.962.9536
JCaldwell@PinnacleREA.com

One Broadway Suite A300
Denver, CO 80203
303.962.9555
www.pinnaclearea.com

DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 820 Clermont Street located in Denver, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.