



FOR SALE

1835 RANGE STREET, BOULDER CO.

NN BALL AEROSPACE LEASE

+1 415 867 4040

JAY CAHAN

HC&M COMMERCIAL PROPERTIES

This property is listed in conjunction with Colorado-licensed real estate broker David Larson of Legend Partners, LLC. CO Lic#FA.001223055

1835 RANGE STREET, BOULDER CO.

R&D Building NN Leased to Ball Aerospace and adjacent to the Ball Aerospace Campus

Building Size: +/- Approximately 14,350 square feet

Lot Size: +/- Approximately 38,152 square feet

NN Lease expiring in May of 2025 (with two (2) five (5) year market rate extensions)

Current NN Lease at \$18,045.58 per month (\$1.26 prsf per month)

Increases to \$18,406.49 per month June 1, 2024 (\$1.28 prsf per month)

Asking Price: \$4,250,000.00

(\$296 psf bldg., \$111 psf total land, 5.1% Cap on next 12 months net income)

- Well below current market rents for similar R&D buildings
- Landlord covers roof, structural and foundation
- Tenant pays 3% management fee to self-managing owner (increasing return)
- Many recent upgrades
- Key Building in Ball Portfolio since 2004
- Part of Boulder's Thriving Aerospace Sector
- Very Limited Submarket with few buildings for sale
- Single Story Concrete Block Building Built in 1960

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CA BRE 01005130

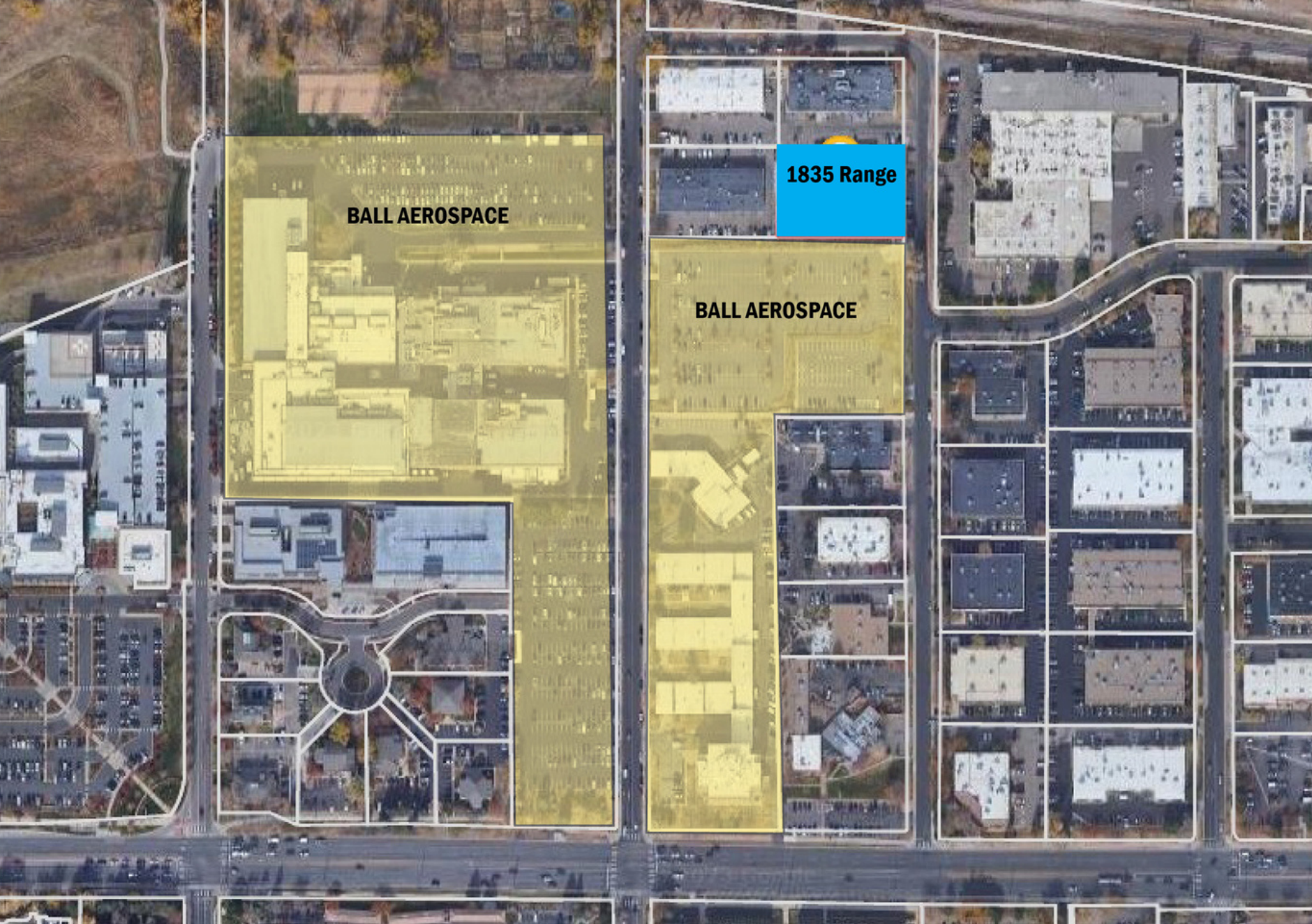
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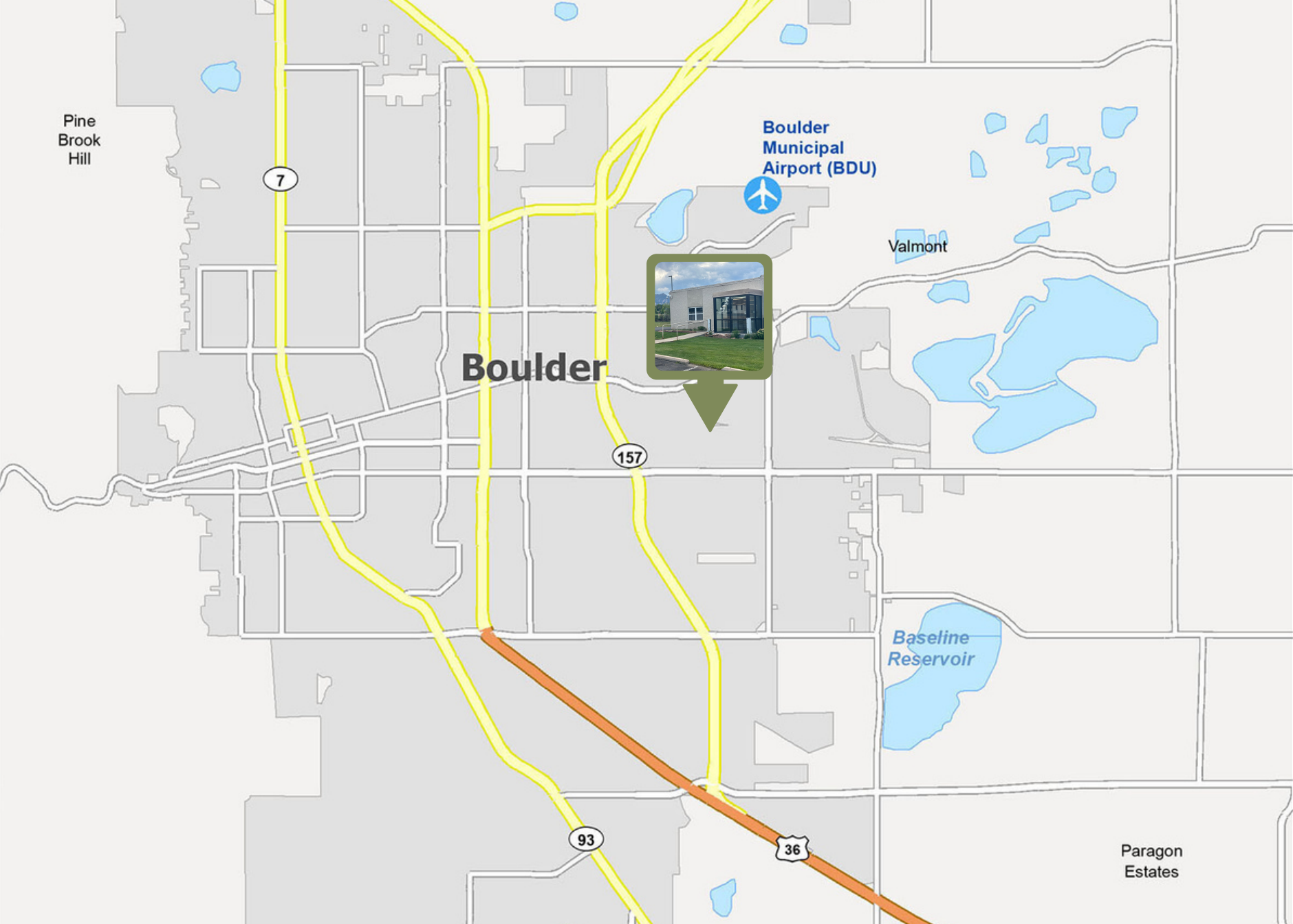
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