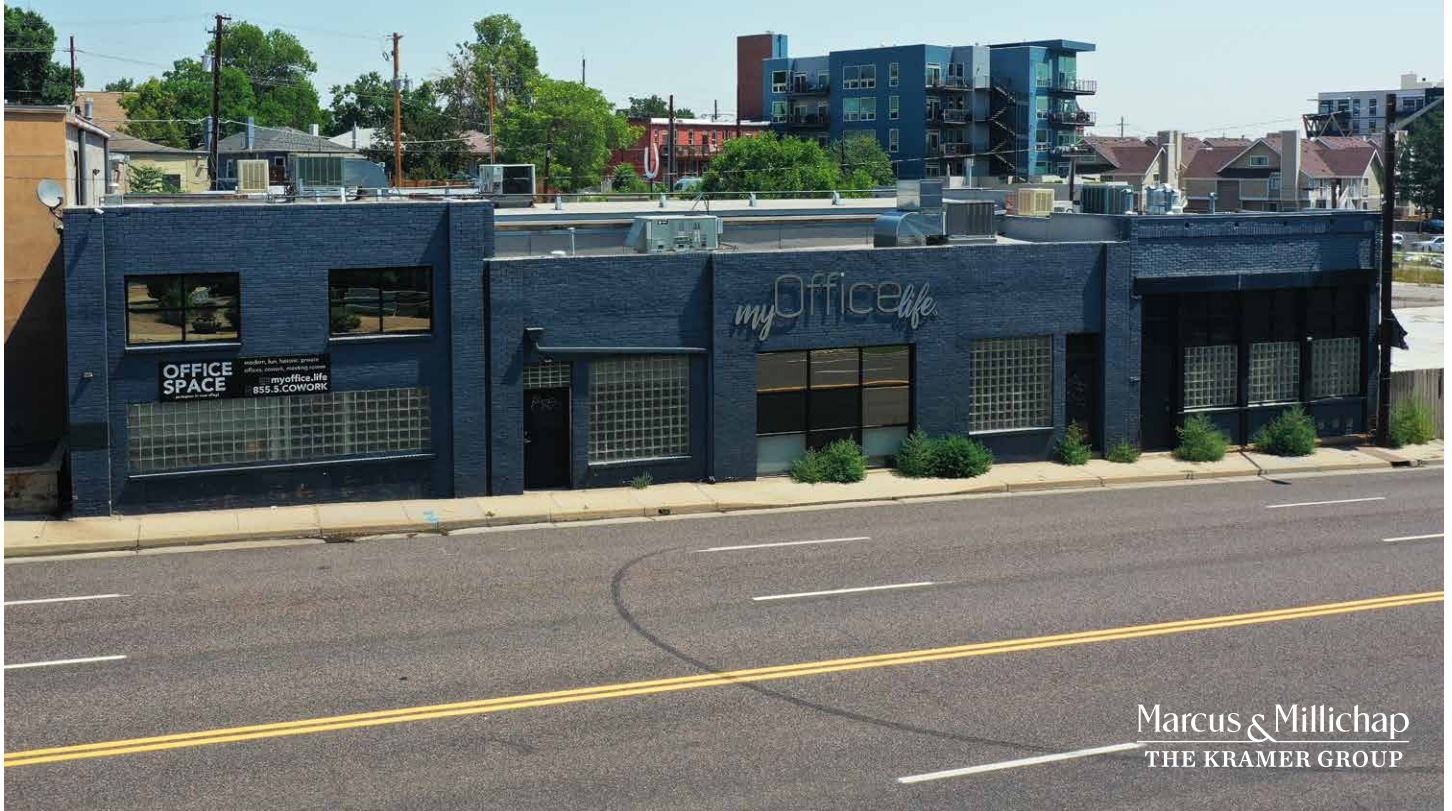


JUST LISTED

2806 N. SPEER BOULEVARD

Denver, CO 80211



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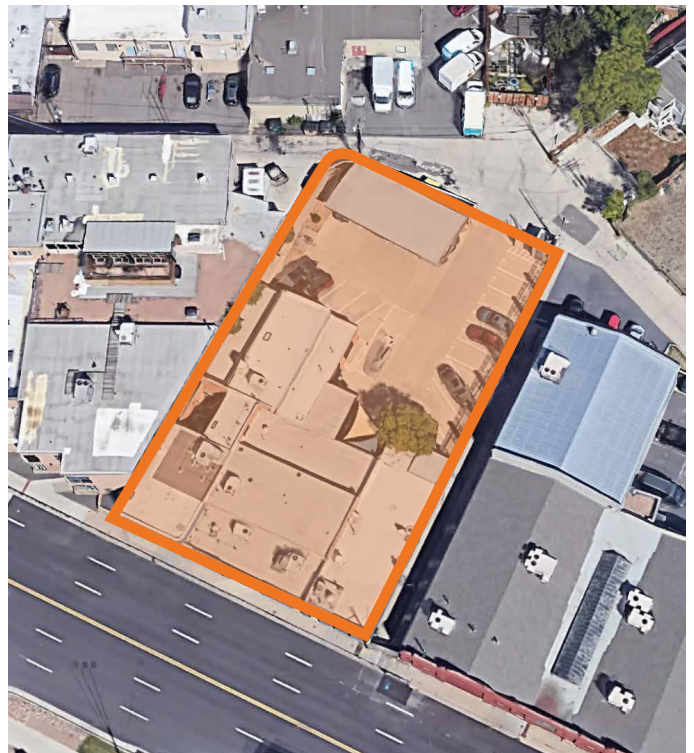
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2806 N. Speer Boulevard | Denver, CO 80211

LIST PRICE

\$3,995,000

INVESTMENT HIGHLIGHTS

The Kramer Group of Marcus & Millichap is pleased to present an exceptional investment opportunity at 2806 N Speer Blvd in Denver, CO. This property features a 13,393 square-foot building currently leased to a successful coworking space, offering the new owner flexibility with short-term leases. With a lot size conducive to potential redevelopment into multi-family units and its close proximity to downtown Denver, this asset combines immediate income potential with long-term growth opportunities.

-NOI \$260,000

-18 Parking Spaces

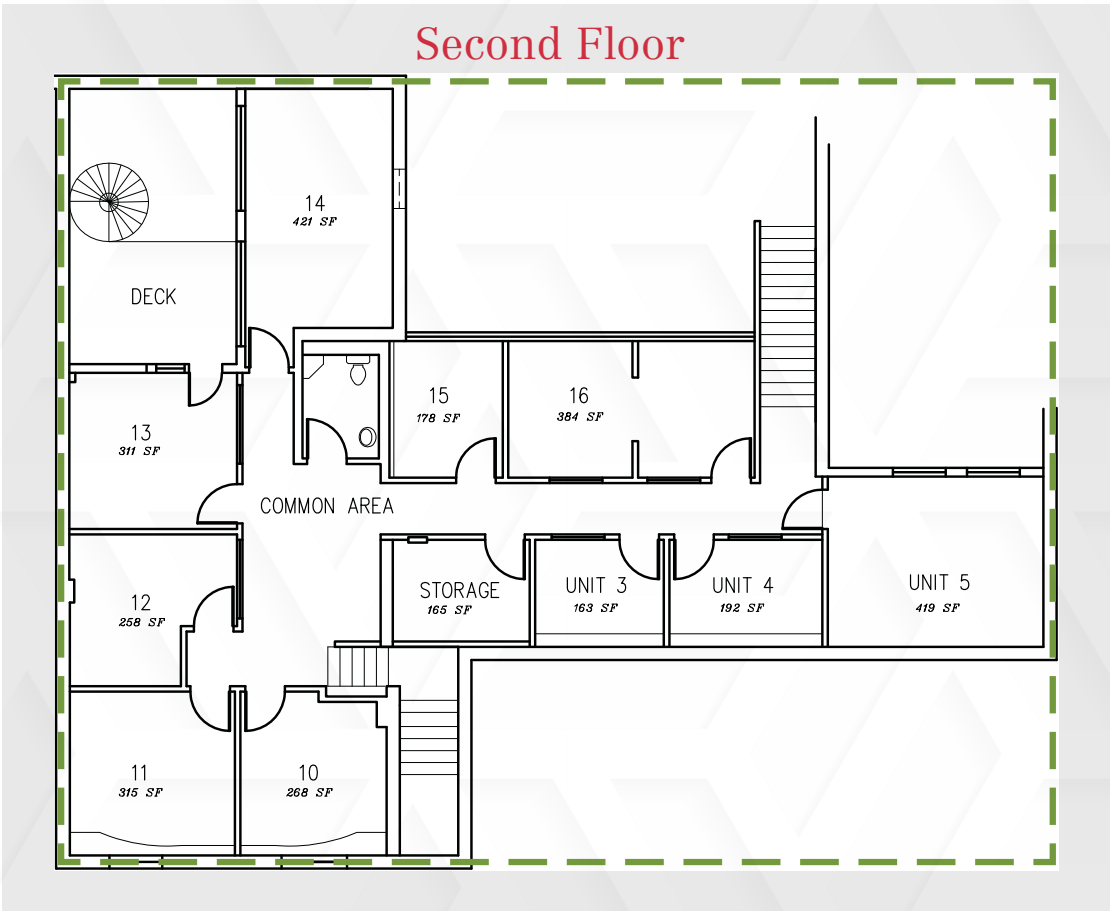
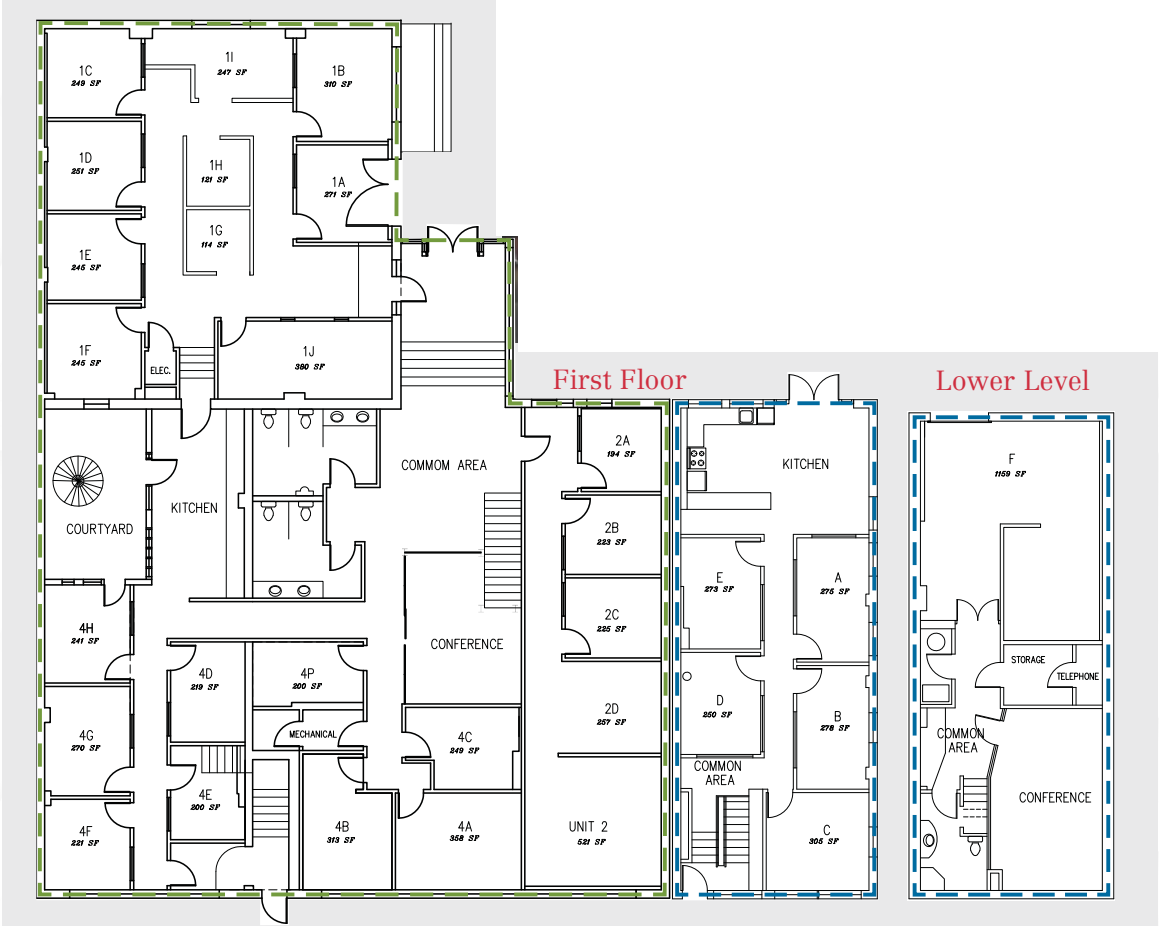
-Allows Flexibility to New User/Investor with Short Term Co-Working Spaces

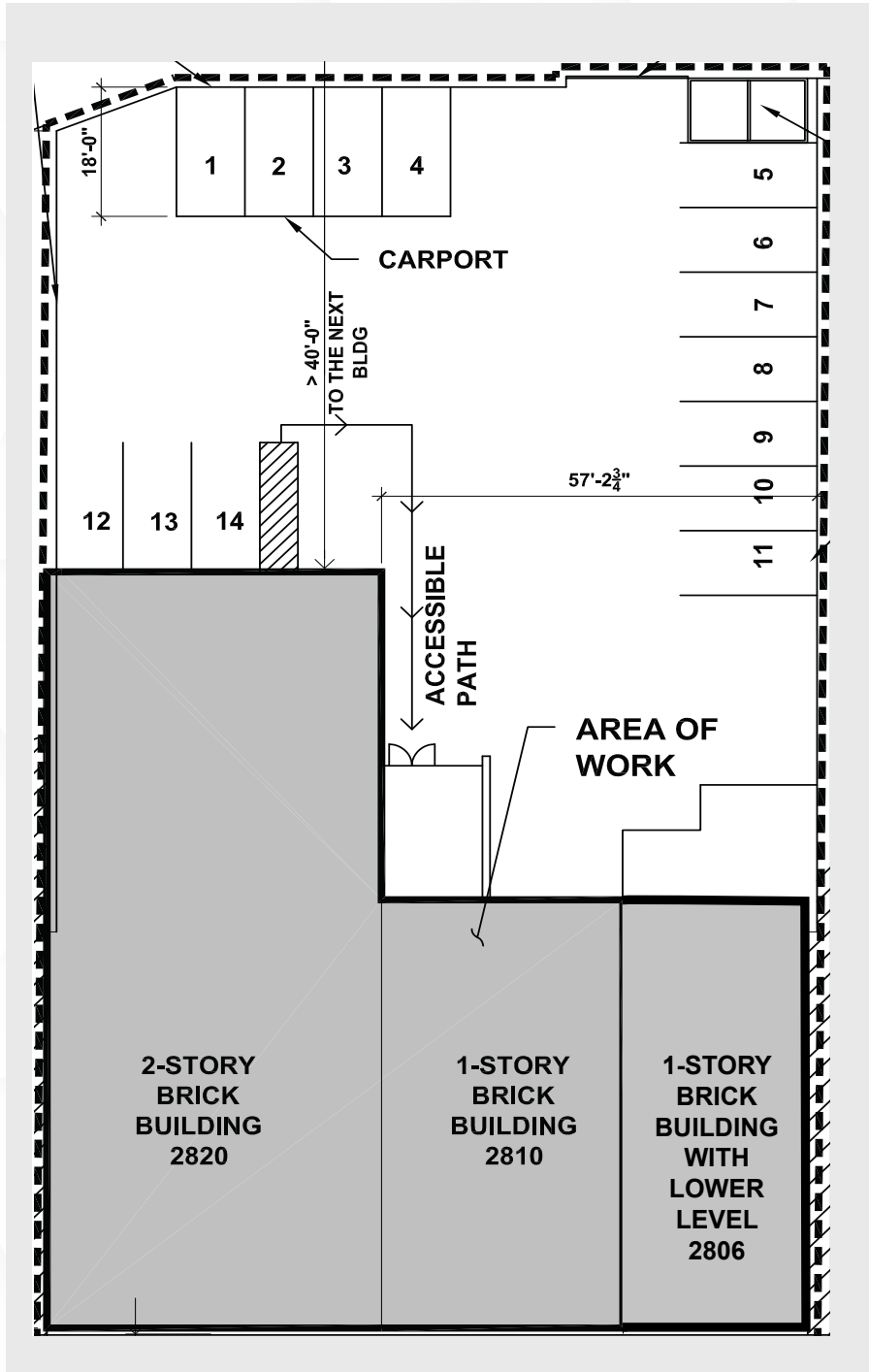
-Large Outdoor Common Area

-Renovated 2015

-Zoned C-MX-5 Which Allows for Future Redevelopment Into Multi-Family







INCOME		
	Current	Per SF
Scheduled Base Rental Income	448,455	100.78
Effective Gross Revenue	\$448,455	\$100.78
OPERATING EXPENSES		
	Current	Per SF
General & Administrative	27,835	6.26
Repairs & Maintenance	42,644	9.58
Janitorial	12,767	2.87
Insurance	4,366	0.98
Real Estate Taxes	77,722	17.47
Management Fee	22,423	5.0%
Total Expenses	\$187,756	\$42.19
Expenses as % of EGR	41.9%	
Net Operating Income	\$260,698	\$58.58

Expenses were taken from the 2023 Year-End Operating Statement and increased by 3%.

