

OFFERING MEMORANDUM

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Marcus & Millichap
THE KRAMER GROUP



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SECTION 1

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

PROPERTY DETAILS

Total Price

\$950,000

TURNKEY MEDICAL OFFICE SUITE FOR SALE

2030 Mountain View Ave, Suite 500 | Longmont, CO

Square Feet

4,253 SF

Price/SF

\$223

Zoning

Medical/Office Condominium

Condition

Fully Built Out | Move-in Ready

Ideal Uses

Primary Care, Audiology, Specialty Practice, Wellness, or Medical Investment



INVESTMENT OVERVIEW EXECUTIVE SUMMARY

The Kramer Group of Marcus & Millichap is pleased to present an exclusive owner-user or investment opportunity within the prestigious Common Spirit-Longmont United Hospital Medical Office Building. Suite 500 offers a rare chance to acquire a fully built-out, turnkey medical office condominium in one of Longmont's most established and respected healthcare communities.

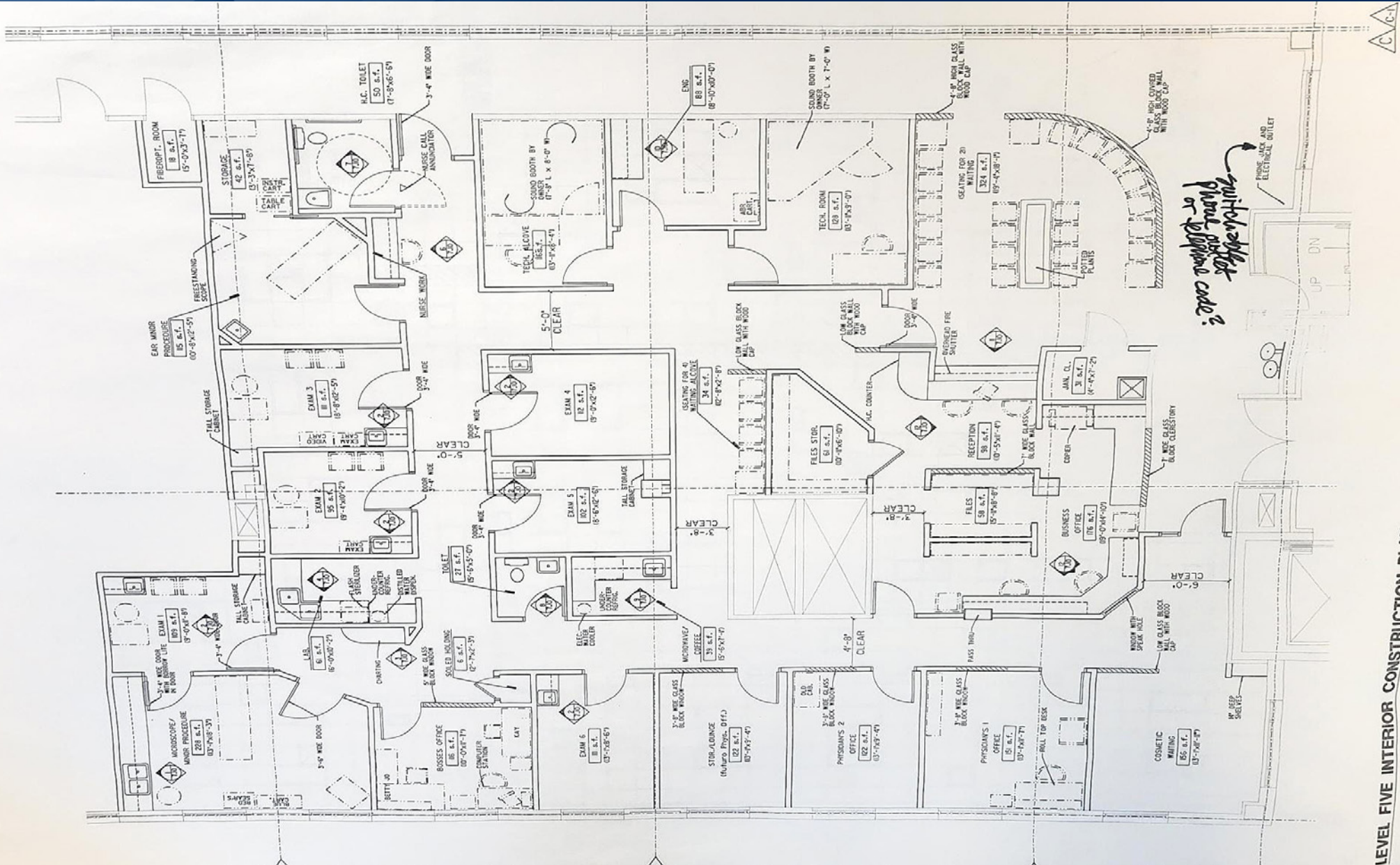
Suite Features

- Positioned on the top floor, the suite offers expansive mountain views
- Private reception and two waiting areas
- Multiple exam rooms with sinks, offices, and consultation rooms
- Dedicated lab/treatment room and kitchenette
- Two ADA-compliant restrooms
- Stunning mountain views throughout the suite
- Spacious, efficient horseshoe layout
- Elevator access directly to suite
- Located on the same floor as the renowned Hope Cancer Center

Ownership & Amenities

- Previously occupied by a hearing healthcare and medical practice for over 20 years
- Located within a collaborative medical environment
- Ideal for both owner-users and investors seeking healthcare tenants
- Monthly HOA dues of \$2900/Month include:
 - All utilities
 - Common area maintenance
 - Snow removal
 - Security services

EXECUTIVE SUMMARY FLOOR PLAN



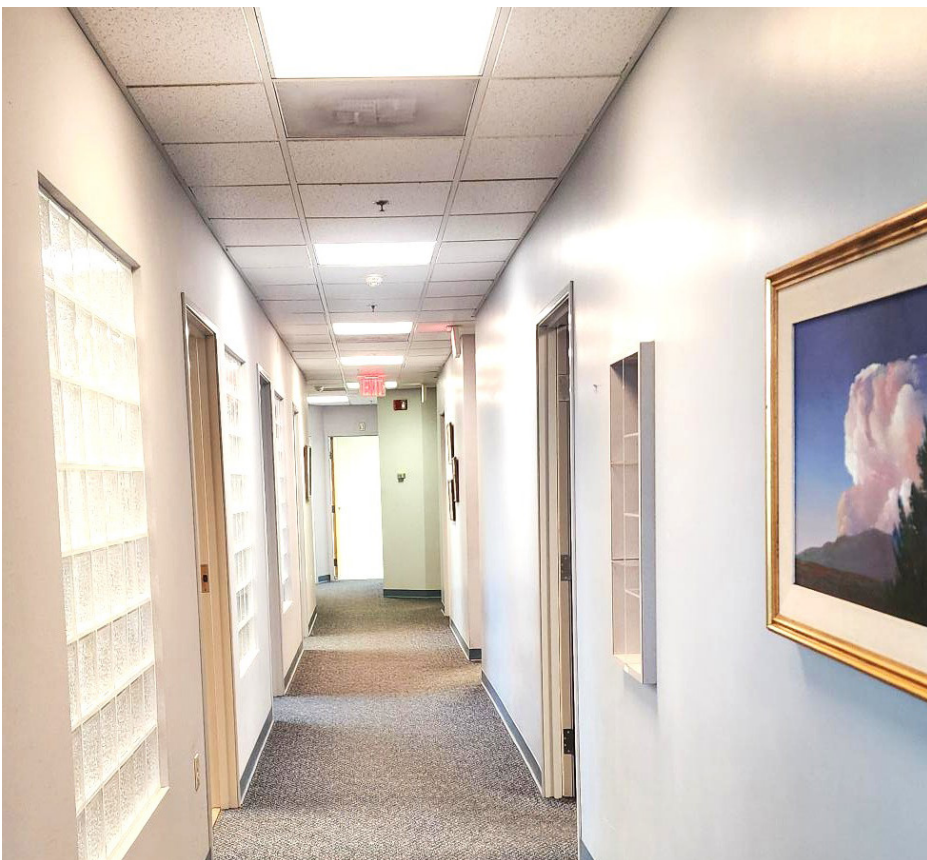
SUITE LOCATION OUTLINE EXECUTIVE SUMMARY



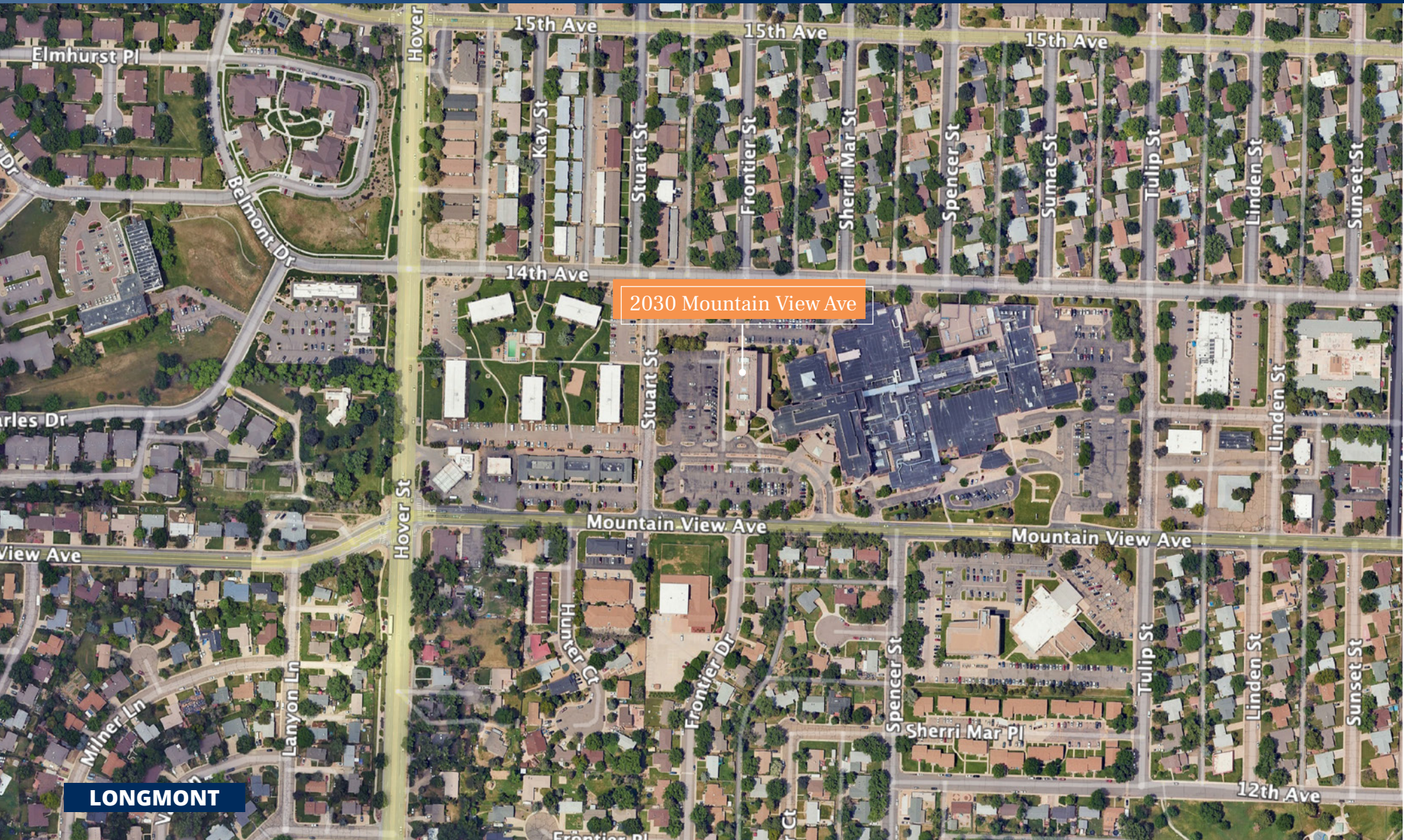






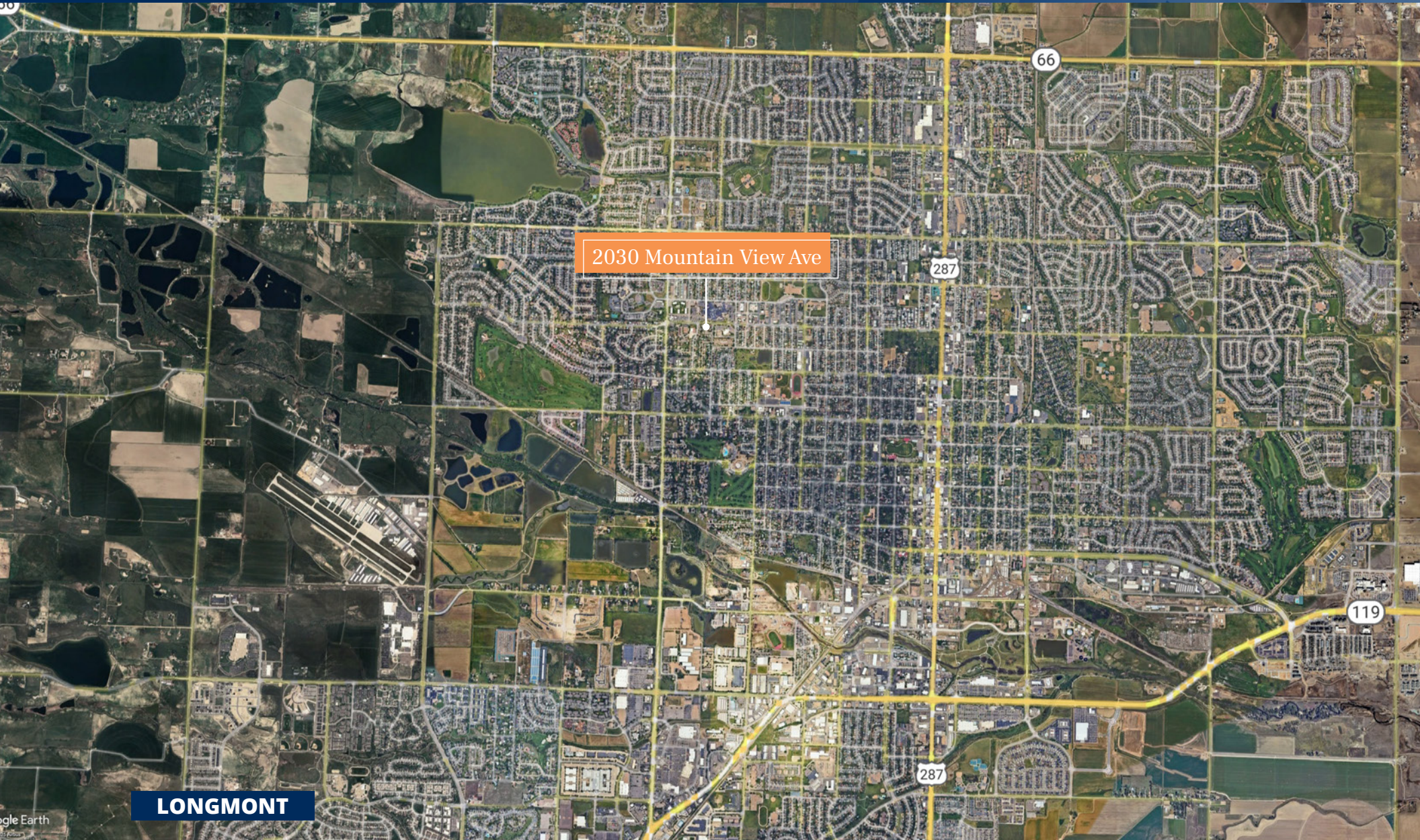


EXECUTIVE SUMMARY LOCAL MAP



LONGMONT

REGIONAL MAP EXECUTIVE SUMMARY



LONGMONT



SECTION 2

MARKET OVERVIEW

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MARKET OVERVIEW

DENVER OVERVIEW

DENVER

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 730,000 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract the most future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."

METRO HIGHLIGHTS



MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and two freight rail lines.



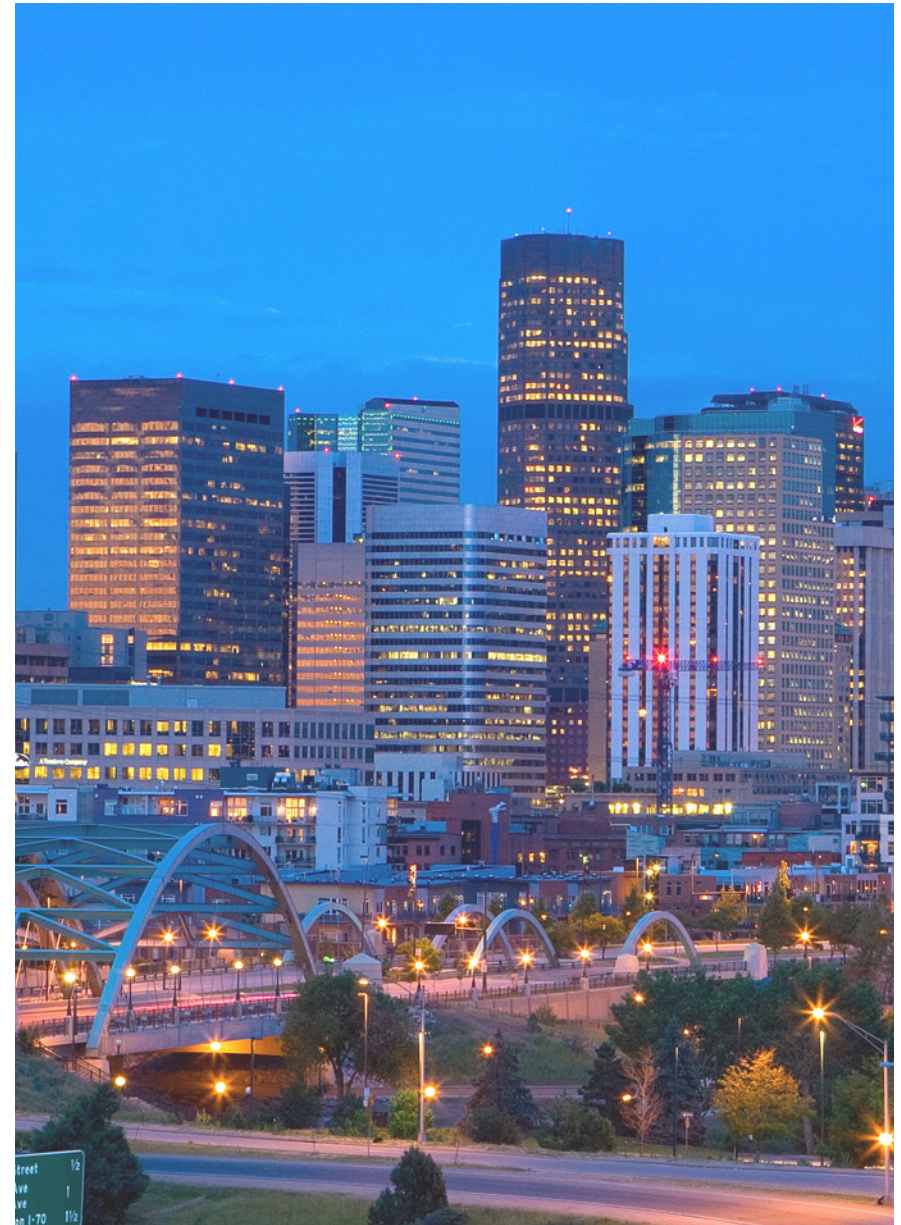
EMPHASIS ON SKILLED JOBS

Denver's highly-educated labor force attracts tech employers. Over 40 percent of residents ages 25 and older hold at least a bachelor's degree.



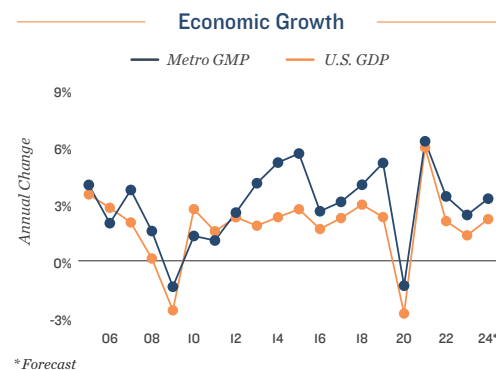
THRIVING ALTERNATIVE ENERGY SECTOR

The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region.



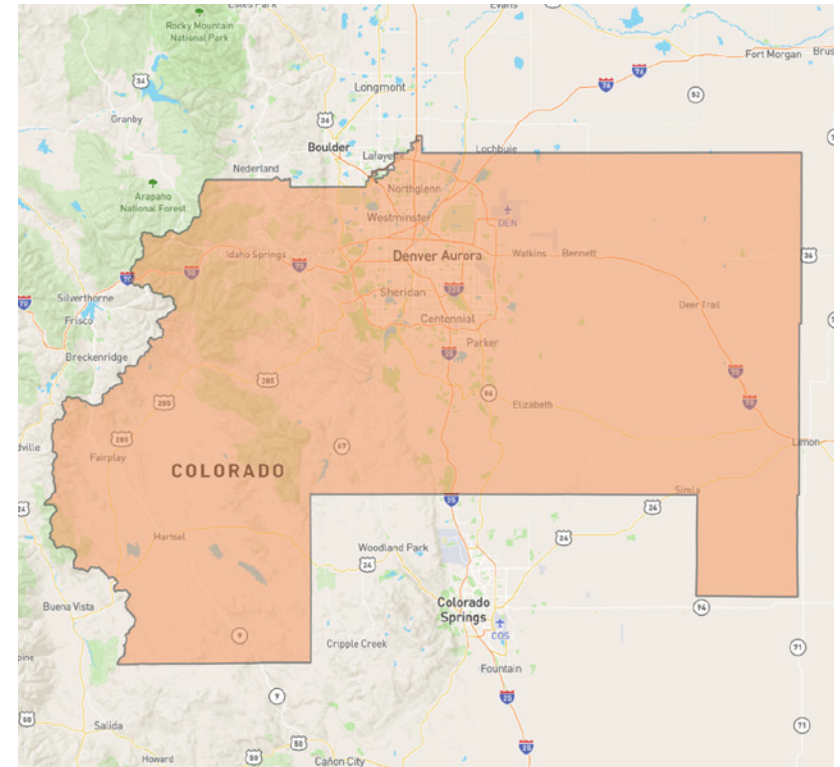
ECONOMY

- Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications.
- Denver's healthy economy is representative of notable retail sales growth. This year, the local metric will reach 4 percent, exceeding the U.S. forecast by 60 basis points.
- Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth.
- Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



MAJOR AREA EMPLOYERS

- HealthONE
- CenturyLink
- Children's Hospital Colorado
- Kaiser Permanente
- Lockheed Martin Corp.
- Comcast Corp.
- Frontier Airlines
- Wells Fargo
- United Airlines, Inc.
- University of Colorado Health



SHARE OF 2023 TOTAL EMPLOYMENT



5%
MANUFACTURING



19%
PROFESSIONAL AND
BUSINESS SERVICES



13%
GOVERNMENT



10%
LEISURE AND
HOSPITALITY



8%
FINANCIAL ACTIVITIES



18%
TRADE, TRANSPORTATION,
AND UTILITIES



7%
CONSTRUCTION



12%
EDUCATION AND
HEALTH SERVICES



3%
INFORMATION



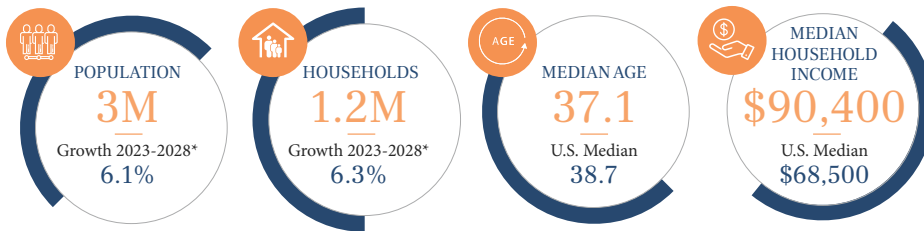
4%
OTHER SERVICES

MARKET OVERVIEW

DENVER DEMOGRAPHICS

DEMOGRAPHICS

- The metro is expected to add 142,000 new residents during the next five years, as the market benefits from household migration trends to the Rocky Mountain region.
- Gains in higher-paying employment sectors keep the median household income well above the national median.



2023 POPULATION BY AGE



QUALITY OF LIFE

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro, and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek, Breckenridge and Copper Mountain. The Denver metropolitan area will continue to grow as the market's high quality of life attracts new residents.

SPORTS

Baseball	MLB COLORADO ROCKIES
Football	NFL DENVER BRONCOS
Basketball	NBA DENVER NUGGETS
Hockey	NHL COLORADO AVALANCHE
Soccer	MLS COLORADO RAPIDS
Box Lacrosse	NLL COLORADO MAMMOTH

EDUCATION

- UNIVERSITY OF DENVER
- UNIVERSITY OF COLORADO
- COMMUNITY COLLEGE OF DENVER
- METROPOLITAN STATE UNIVERSITY OF DENVER
- COLORADO SCHOOL OF MINES

ARTS & ENTERTAINMENT

- DENVER MUSEUM OF NATURE & SCIENCE
- CHILDREN'S MUSEUM OF DENVER MARSICO CAMPUS
- ELITCH GARDENS
- DENVER ART MUSEUM

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



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