




Marcus & Millichap
THE KRAMER GROUP



PLAZA SOUTH



OFFERING MEMORANDUM

11150, 11152, 11154 HURON ST CONDOS
NORTHGLENN, CO 80234

1150, 1152, 1154 HURON ST CONDOS

NORTHGLENN, CO 80234

ERIK ENSTAD

Associate Director Investments
303.328.2013
Erik.Enstad@marcusmillichap.com
License: FA. FA100089977

CHADD NELSON

Director Investments
303.328.2056
Chadd.Nelson@marcusmillichap.com
License: FA100073491

BRANDON KRAMER

Managing Director Investments
303.328.2020
Brandon.Kramer@marcusmillichap.com
License: FA.100045203

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MNET ACTIVITY ID: ZAG0550590

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2025 Marcus & Millichap. All rights reserved

Marcus & Millichap
THE KRAMER GROUP

SECTION

1

EXECUTIVE
SUMMARY

Marcus & Millichap
THE KRAMER GROUP



11150, 11152, 11154 HURON ST CONDOS
NORTHGLENN, CO 80234

\$1,640,800
OFFERING PRICE

2002
YEAR BUILT

9,652 SF
TOTAL AVAILABLE
CONDOS SF

0.71 AC
LOT SIZE

7.10%
PRO FORMA
CAP RATE





THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present a rare opportunity to acquire a portfolio of six office condominiums (two combined) totaling 9,652 square feet within the established North Huron Medical Campus in Northglenn, Colorado. This offering includes:

- 11150 Huron St, Suite 207 – Vacant
- 11152 Huron St, Suite 103 – Leased
- 11154 Huron St, Suites 101/102 – Leased
- 11154 Huron St, Suite 106 – Leased
- 11154 Huron St, Suite 211 – Leased

This portfolio is being offered as a single transaction, though individual condo sales may be considered. Each unit is professionally managed and located within a well-maintained, multi-building medical office complex with strong regional tenancy and proximity to major healthcare providers. Strategically positioned just off Interstate 25 and 112th Avenue, the properties offer excellent accessibility, ample parking, and a stable medical/office tenant mix. The vacant suite included in the portfolio provides an opportunity for owner-users or investors seeking to enhance value via lease-up.

Marcus & Millichap
THE KRAMER GROUP



THE OFFERING

11150 HURON STREET

Unit 207	1,502 SF
Property Taxes	\$8,578.70
QA Dues	\$5,700

11152 HURON STREET

Unit 103	1,776 SF
Lease Through	11/30/26
Property Taxes	\$9,390.04
QA Dues	\$5,700
NOI	\$29,010

11154 HURON STREET

Unit 101/102	1,962/1,451 SF
Lease Through	9/30/28
Property Taxes	\$18,461.42
QA Dues	\$11,400
NOI	\$34,892.58

11154 HURON STREET

Unit 106	1,597 SF
Lease Through	5/31/29
Property Taxes	\$8,242.06
QA Dues	\$5,700
NOI	\$19,217.94

11154 HURON STREET

Unit 211	1,364 SF
Lease Through	1/31/27
Property Taxes	\$8,627.94
QA Dues	\$5,700
NOI	\$17,693.06

Marcus & Millichap
THE KRAMER GROUP

PROPERTY HIGHLIGHTS



Portfolio Size: 9,652 SF Across Six Medical Office/Office Condominiums



Flexible Sale Structure: Offered as a Portfolio or Individually



Strong Location: Situated Within the North Huron Medical Campus, Just Off I-25



Medical-Use Zoning: Ideal for Healthcare, Dental, or Wellness Practices



Tenant Mix: Six Suites (Two Combined) Leased to Established Medical Office and Traditional Office Users



Owner-User or Investor Appeal: One Suite Delivered Vacant, Ideal for Occupancy or Lease-up



Professional Management: Well-Maintained Common Areas and Shared Amenities



Ample Parking: Surface Parking Available for Patients, Clients, and staff

11150 HURON ST - SUITE 207



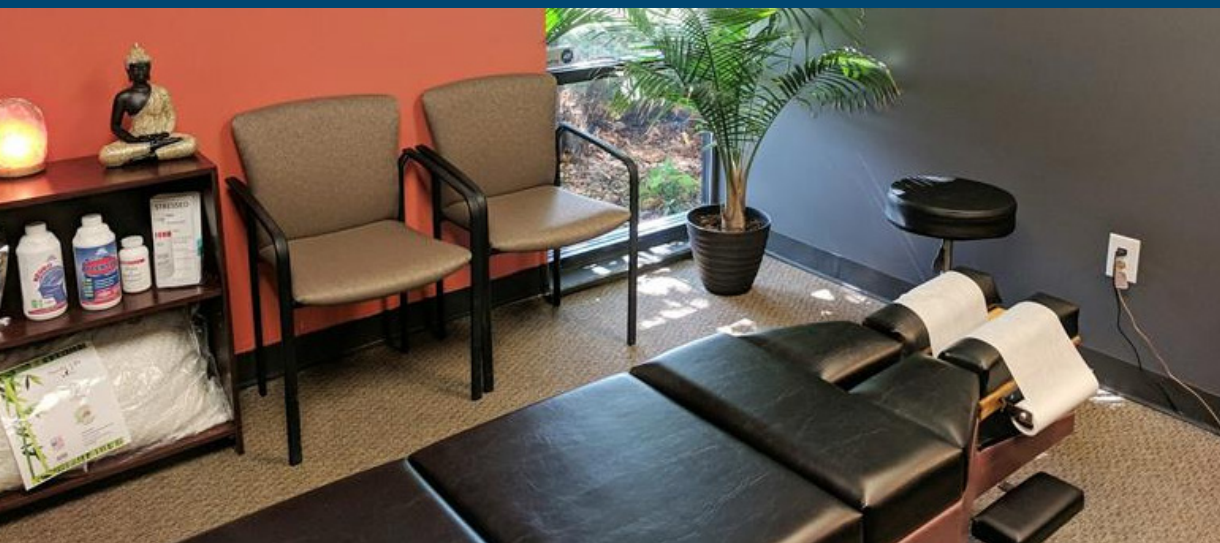
1152 HURON ST - SUITE 103



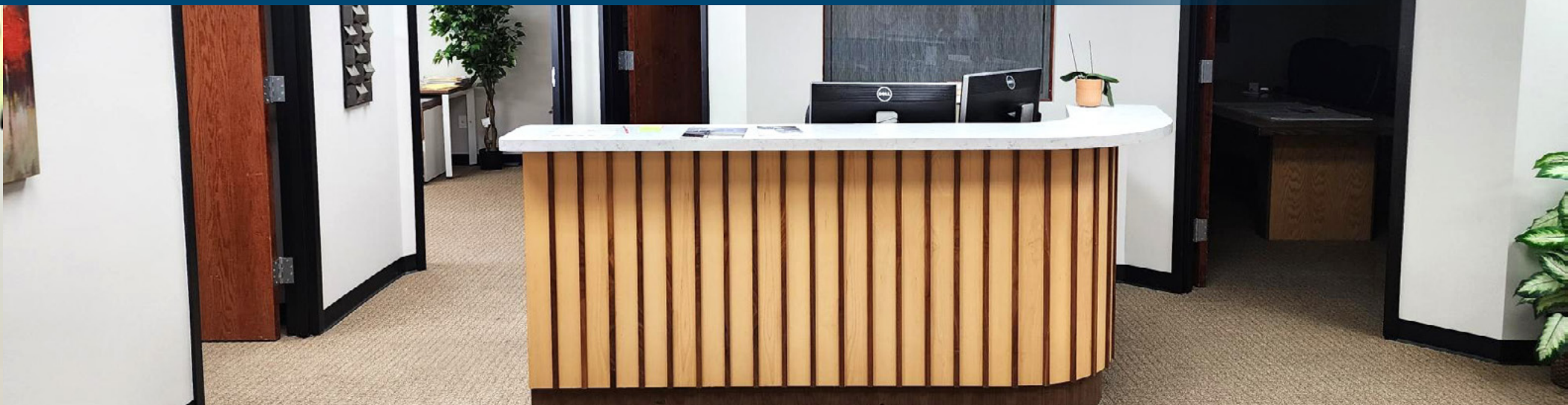
11154 HURON ST - SUITE 101-102



11154 HURON ST - SUITE 106



1154 HURON ST - SUITE 211



SECTION

2

PROPERTY
FINANCIALS

Marcus & Millichap
THE KRAMER GROUP



TENANT SUMMARY

As of January, 2026

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase
				Comm.	Exp.						
AVAILABLE	11150 STE 207	1,502	15.6%			\$0.00	\$0	\$0	\$30,040		
American Postal Workers	11152 STE 103	1,776	18.4%	12/1/23	11/30/26	\$19.54	\$2,893	\$34,710	\$34,710		
Rocky Mountain Kid Therapy	11154 STE 101, 102	3,413	35.4%	10/1/21	9/30/28	\$18.83	\$5,356	\$64,272	\$64,754	Oct-2026	\$5,517
Birdsall Chiropractic	11154 STE 106	1,597	16.5%	4/1/24	5/31/29	\$20.41	\$2,716	\$32,590	\$33,160	Jun-2026	\$2,797
Bleeker Construction	11154 STE 211	1,364	14.1%	2/1/24	1/31/27	\$22.65	\$2,574	\$30,888	\$32,021	Feb-2026	\$2,677
Total		9,652				\$16.83	\$13,538	\$162,460	\$194,685		
Occupied Tenants: 4				Unoccupied Tenants: 1		Occupied Rentable SF: 84.40%		Unoccupied Rentable SF: 15.60%			
				Total Current Rents: \$164,645		Occupied Current Rents: \$164,645		Unoccupied Current Rents: \$0			

American Postal Workers STE 103 pays its own RE Tax.

Pro Forma rent for STE 207 is applied as \$20.00/SF.

Annual CPI rent adjustments for each tenant are applied as 3% increases.

Per Lease, Bleeker Construction's rent increases by 4% annually.

OPERATING STATEMENT

INCOME	Current		Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	164,645		17.06	194,685	20.17
Total Reimbursement Income	\$0	0.0%	\$0.00	\$0	0.0%
Effective Gross Revenue	\$164,645		\$17.06	\$194,685	\$20.17

OPERATING EXPENSES	Current		Per SF	Pro Forma	Per SF
OA Dues (6 units at \$475/month)	34,200		3.54	34,200	3.54
Real Estate Taxes	43,910		4.55	43,910	4.55
Total Expenses	\$78,110		\$8.09	\$78,110	\$8.09
Expenses as % of EGR	47.4%			40.1%	
Net Operating Income	\$86,534		\$8.97	\$116,574	\$12.08

PRICING DETAILS

SUMMARY

Price	\$1,640,800
Down Payment	\$1,640,800
Down Payment %	100%
Number of Suites	5
Price Per SqFt	\$170.00
Rentable Built Area (RBA)	9,652 SF
Lot Size	0.71 Acres
Year Built/Renovated	2002
Occupancy	84.44%

RETURNS

	Current	Pro Forma
CAP Rate	5.27%	7.10%

OPERATING DATA

INCOME

		Current		Pro Forma
Scheduled Base Rental Income		\$164,645		\$194,685
Total Reimbursement Income	0.0%	\$0	0.0%	\$0
Other Income		\$0		\$0
Potential Gross Revenue		\$164,645		\$194,685
General Vacancy	0.0%	\$0	0.0%	\$0
Effective Gross Revenue		\$164,645		\$194,685
Less: Operating Expenses	47.4%	(\$78,110)	40.1%	(\$78,110)
Net Operating Income		\$86,534		\$116,574
Cash Flow		\$86,534		\$116,574
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	5.27%	\$86,534	7.10%	\$116,574
Principal Reduction		\$0		\$0
Total Return	5.27%	\$86,534	7.10%	\$116,574

OPERATING EXPENSES

	Current	Pro Forma
OA Dues	\$34,200	\$34,200
Real Estate Taxes	\$43,910	\$43,910
Total Expenses	\$78,110	\$78,110
Expenses/Suite	\$15,622	\$15,622
Expenses/SF	\$8.09	\$8.09

SECTION

3

TENANT
SUMMARIES

Marcus & Millichap
THE KRAMER GROUP



TENANT OVERVIEW



AMERICAN POSTAL WORKERS UNION

Suite 103 | 11152 Huron Street, Northglenn, CO

The American Postal Workers Union (APWU) office at 11152 Huron Street serves as a regional hub for one of the nation's largest labor organizations representing United States Postal Service employees. Located in Suite 103 of a multi-tenant professional building, this office supports the union's mission to advocate for the rights and welfare of over 200,000 USPS workers and retirees, along with approximately 2,000 private-sector mail employees nationwide.

This location provides administrative support, member services, and labor relations guidance for postal workers throughout Colorado. The office is staffed by a small team and functions as a point of contact for union leadership, including the National Business Agent for the Clerk Division. Its presence contributes to the building's professional tenant mix, which includes healthcare, legal, and service-oriented businesses, offering investors a reliable, creditworthy tenant with predictable use and low turnover risk.



BIRDSALL CHIROPRACTIC

Suite 106 | 11154 Huron Street, Northglenn, CO

Birdsall Chiropractic is a well-established wellness practice offering chiropractic care, spinal rehabilitation, and holistic health services to patients throughout the North Denver metro area. Located in Suite 106 of this multi-tenant professional building, the clinic provides personalized treatment plans focused on pain relief, mobility improvement, and long-term wellness. The practice serves a loyal patient base and operates with consistent weekday hours, contributing to predictable building traffic and stable occupancy.

As a healthcare tenant, Birdsall Chiropractic enhances the property's professional mix and aligns with growing demand for outpatient and preventative care services. The clinic's low-impact use, strong community presence, and long-standing operation reflect a reliable tenancy profile with minimal turnover risk. Their presence supports the building's appeal to mission-driven service providers and complements neighboring medical and professional tenants.

TENANT OVERVIEW



BLEEKER CONSTRUCTION

Suite 211 | 11154 Huron Street, Northglenn, CO

Bleeker Construction is a locally owned and operated general contracting firm specializing in residential and light commercial projects across the Denver metro area. Located in Suite 211 of this multi-tenant professional building, the company provides construction management, remodeling, and custom build services with a focus on quality craftsmanship and client satisfaction.

The office functions primarily as an administrative and project coordination hub, with minimal public traffic and consistent weekday hours. Bleeker Construction's presence contributes to the building's professional mix and reflects the ongoing demand for construction services in Colorado's growing suburban markets. As a service-based tenant with deep local ties and a stable operational footprint, the firm offers investors a reliable occupancy profile with low turnover risk and complementary synergy with other professional tenants.



Rocky Mountain Kid Therapy

ROCKY MOUNTAIN KID THERAPY

Suite 101 & 102 | 11154 Huron Street, Northglenn, CO

Rocky Mountain Kid Therapy is a specialized pediatric occupational therapy provider serving children across the North Denver metro area. Located in Suites 101/102 of this multi-tenant professional building, the clinic offers structured in-office therapy sessions, home health services for children under three, and onsite support for schools and daycare facilities. Their comprehensive approach emphasizes developmental progress in familiar and therapeutic environments.

The practice operates Monday through Friday with consistent daytime hours, contributing to a stable and predictable occupancy profile. As a mission-driven healthcare tenant, Rocky Mountain Kid Therapy enhances the building's professional mix and aligns with long-term demand trends in pediatric and outpatient care. The clinic's presence supports a low-impact, service-oriented use with strong community ties and a reputation for quality care.

SECTION

4

STRATEGIC LOCATION

Marcus & Millichap
THE KRAMER GROUP



LOCAL MAP



11150 Huron Street

11154 Huron Street

11152 Huron Street

Charles C
Winburn Park

Farmers' High Line Canal Trail

REGIONAL MAP

11150, 11152, 11154 Huron St Condos

11150, 11152, 11154 HURON ST CONDOS

Map showing the location of 11150, 11152, 11154 Huron St Condos in Denver, Colorado. The map includes various business logos and landmarks, such as McDonald's, Walmart, Target, and the Denver International Airport. The map also shows the location of the condos relative to the surrounding area, including the I-25 and I-70 highways.





MARKET OVERVIEW

NORTHGLENN, COLORADO

The investment properties are in Northglenn, Colorado, a thriving suburban community located just 10 miles north of downtown Denver along Interstate 25. The area is an attractive target market for office investors thanks to a growing and highly educated population, stable employment, and proximity to Denver's urban core. Over 360,500 residents live within a five-mile radius of the property, and this population is projected to grow by 3.0 percent over the next five years. Among this population, over 40 percent of residents have attained a bachelor's degree or higher, outpacing the national average. This strong educational attainment, paired with the area's low unemployment and elevated household income, reflects Northglenn's status as a compelling destination for office investment. Additionally, with Denver's urban core just minutes away, Northglenn benefits from access to one of the region's largest concentrations of office space while offering comparatively lower occupancy costs. Overall, the city's well-educated population, strategic highway access, and proximity to downtown Denver emphasize Northglenn's appeal for office investors seeking quality space within the dynamic Denver–Boulder corridor.

MARKET OVERVIEW

NORTHGLENN, COLORADO

- *Thriving Suburban Community Within the Denver Metropolitan Area*
- *Educated Population With Over 40 Percent Holding a Bachelor's Degree or Higher*
- *Strategic Location Along Interstate 25 Just 10 Miles North of Downtown Denver*
- *Strong Employment, Rising Incomes, and Population Growth Fuel Office Demand*



NORTHGLENN, CO

DEMOGRAPHICS

17,342

2024 POPULATION
WITHIN 1 MILE

151,551

2024 POPULATION
WITHIN 3 MILES

360,576

2024 POPULATION
WITHIN 5 MILES

35.0

MEDIAN AGE
WITHIN 1 MILE

\$95,301

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$108,304

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

7,120

2024 TOTAL HOUSEHOLDS
WITHIN 1 MILE

58,249

2024 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.4

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

11150, 11152, 11154 Huron St Condos

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the ☐ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☐ Show a property ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via Attachment to emailed Offering Memorandum and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.


Broker

11150, 11152, 11154 HURON ST CONDOS

NORTHGLENN, CO 80234

OFFERING MEMORANDUM

ERIK ENSTAD

Associate Director Investments
303.328.2013
Erik.Enstad@marcusmillichap.com
License: FA. FA100089977

CHADD NELSON

Director Investments
303.328.2056
Chadd.Nelson@marcusmillichap.com
License: FA100073491

BRANDON KRAMER

Managing Director Investments
303.328.2020
Brandon.Kramer@marcusmillichap.com
License: FA.100045203

