

OFFERING MEMORANDUM

PRICE REDUCTION



4260 E EVANS AVENUE
Denver, CO 80222

Price: \$5,000,000 \$4,550,000 | 14,891 SF Office

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PROPERTY SUMMARY



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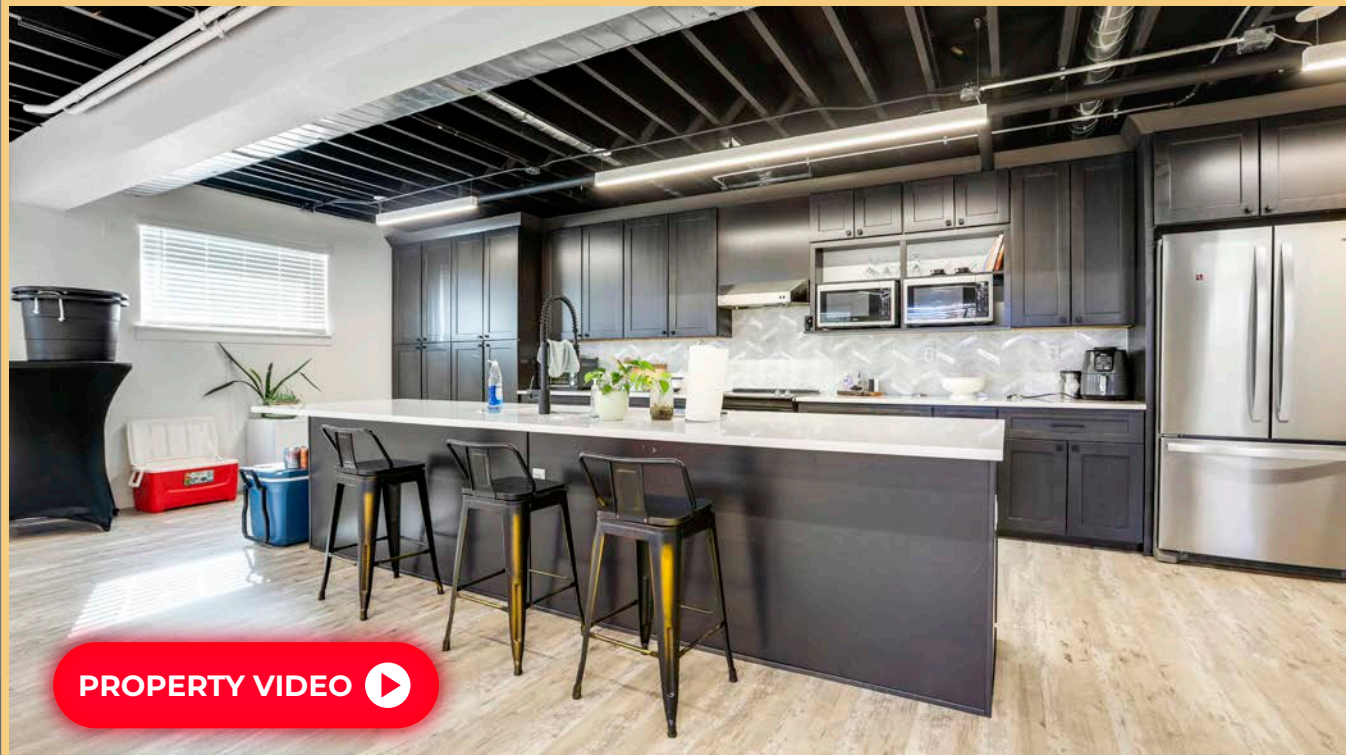
EXECUTIVE SUMMARY

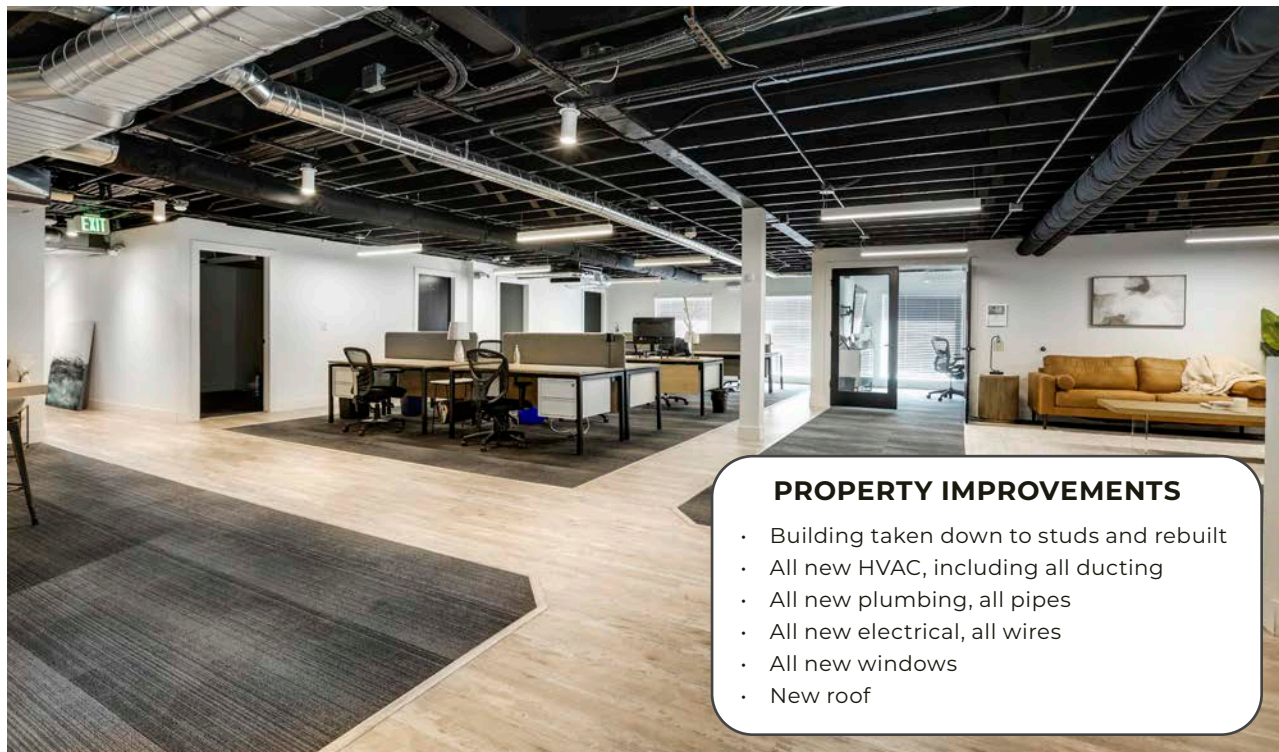
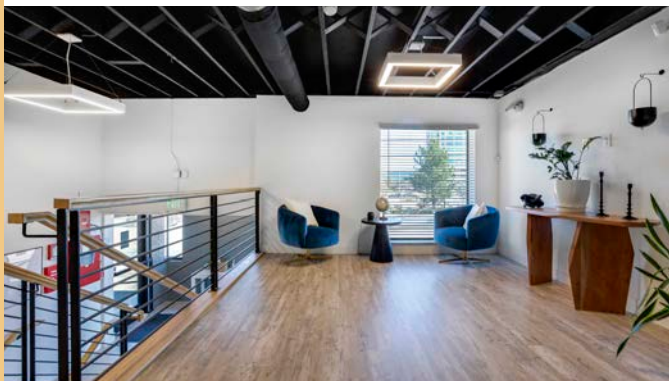
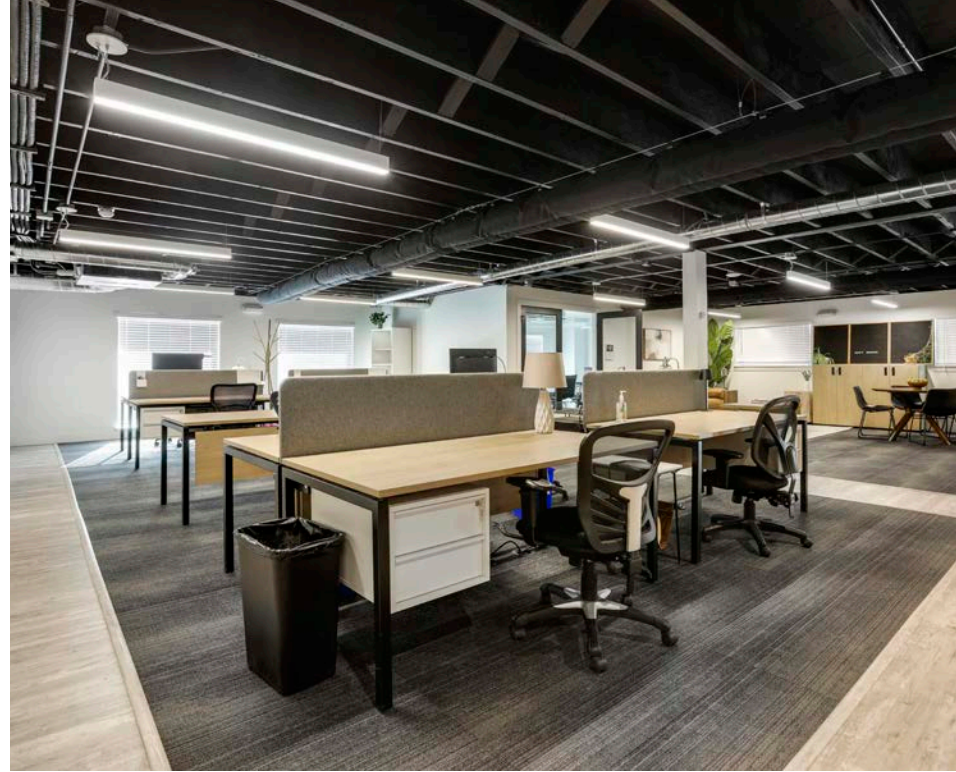
Address	4260 E Evans Ave. Denver, CO 80222
Price	\$4,550,000
Building Size	14,891 SF
Private Offices	22
Interior Cubicles	32
Conference Rooms	4
Presentation Room	1 (can be converted to more private offices/cubicles)
Gym	1 (can be converted to more private offices/cubicles)
Bathrooms	7 (2 with showers)
Year Built/Renovated	1973/2024
Zoning	C-MX-5
Off-Street Parking	30 Spaces

PROPERTY HIGHLIGHTS

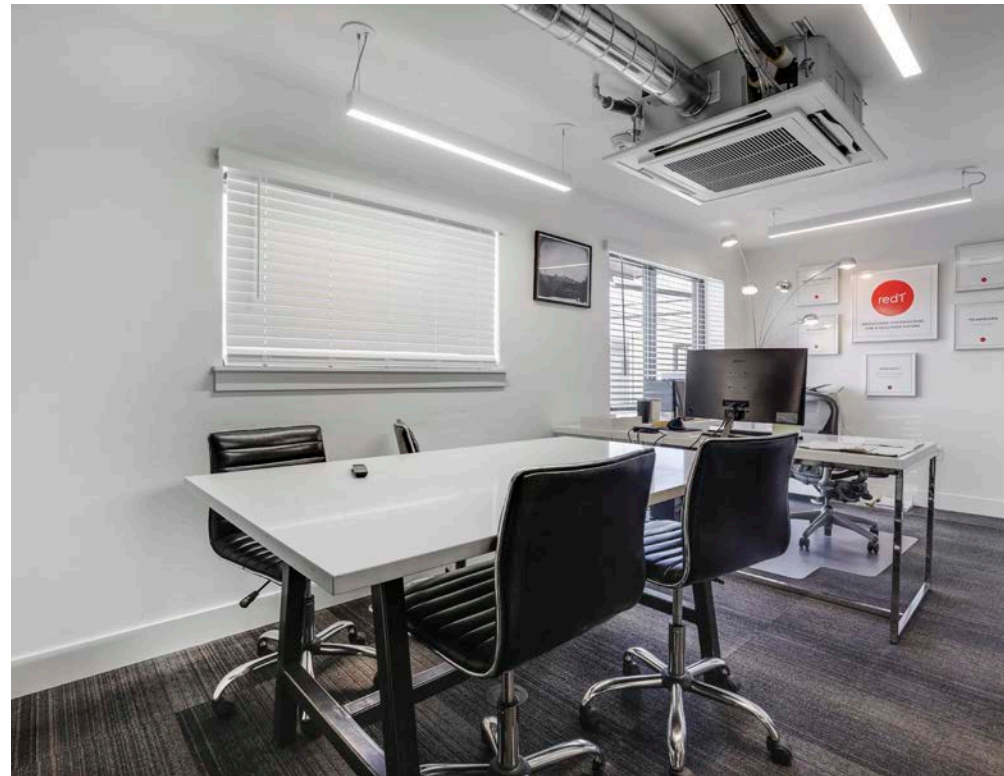
- Great Location, quick access to I-25 and Colorado Blvd.
- High-density redevelopment potential in the future via C-MX-5 zoning.
- E Evans frontage provides great exposure for a wide range of users and tenants.
- Flexible space configuration allows for multiple tenants and includes kitchen and gym space on the lower level.
- Dedicated parking, a gym, showers, EV charging, and other amenities that are not common for an offering of this class and size.

4260 E Evans Ave. is a two-story, 14,891 SF Class C office building sits on a 0.42-acre lot zoned C-MX-5. The primary advantage to this property is a future combination of redevelopment potential, transit-oriented positioning, and Enterprise Zone tax incentives. Similarly, there is very limited “for sale” product in this submarket, where most office buildings are currently being sold closer to core Denver, or in DTC (Denver Tech Center). Having been fully renovated down to the studs, this building presents an immediate opportunity for an owner user to move in day one and occupy the entire building or occupy upper floor and potentially lease out the lower section of the building to others.

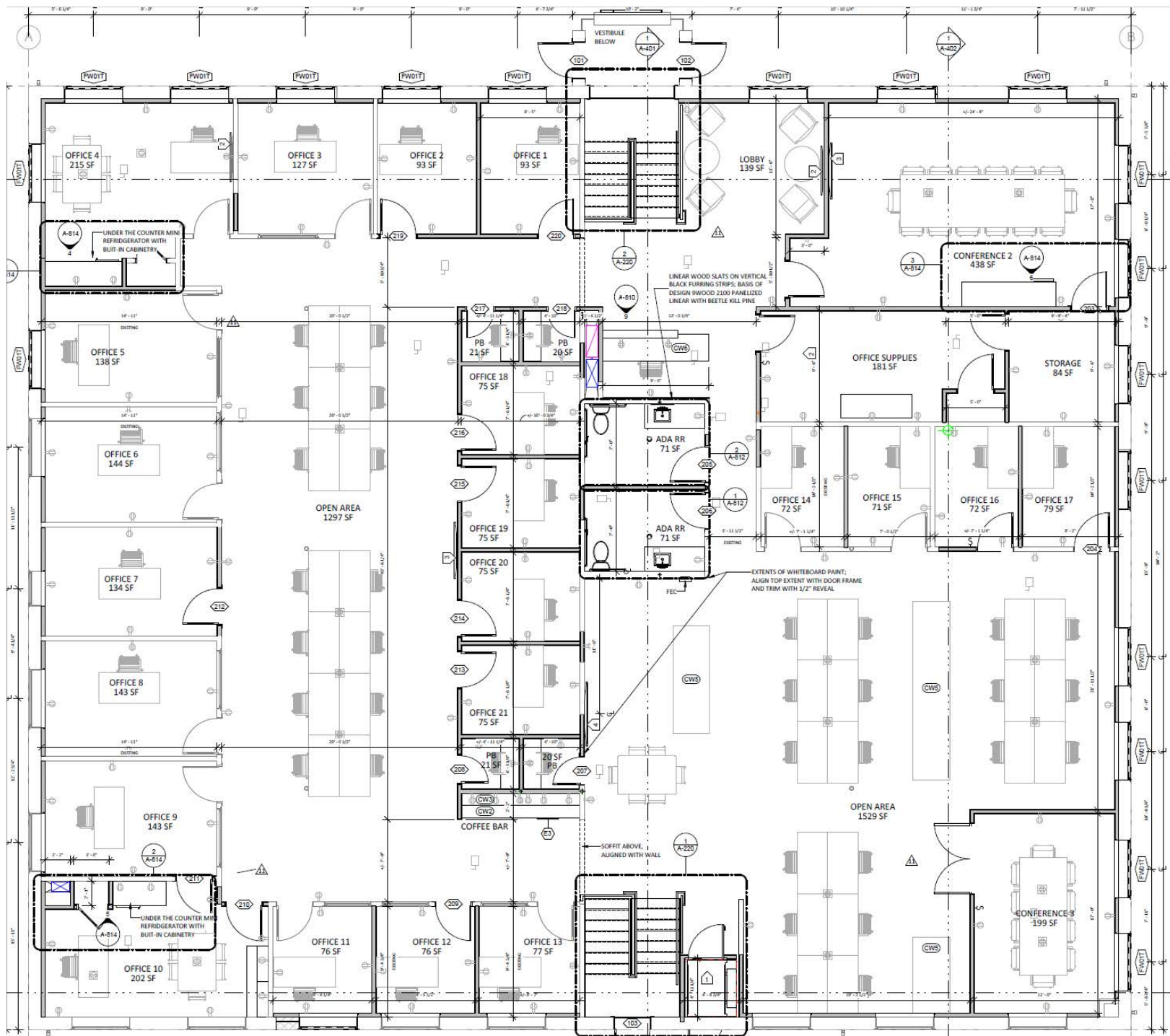




- PROPERTY IMPROVEMENTS**
- Building taken down to studs and rebuilt
 - All new HVAC, including all ducting
 - All new plumbing, all pipes
 - All new electrical, all wires
 - All new windows
 - New roof



FLOORPLAN



FLOORPLAN





COLORADO BLVD.

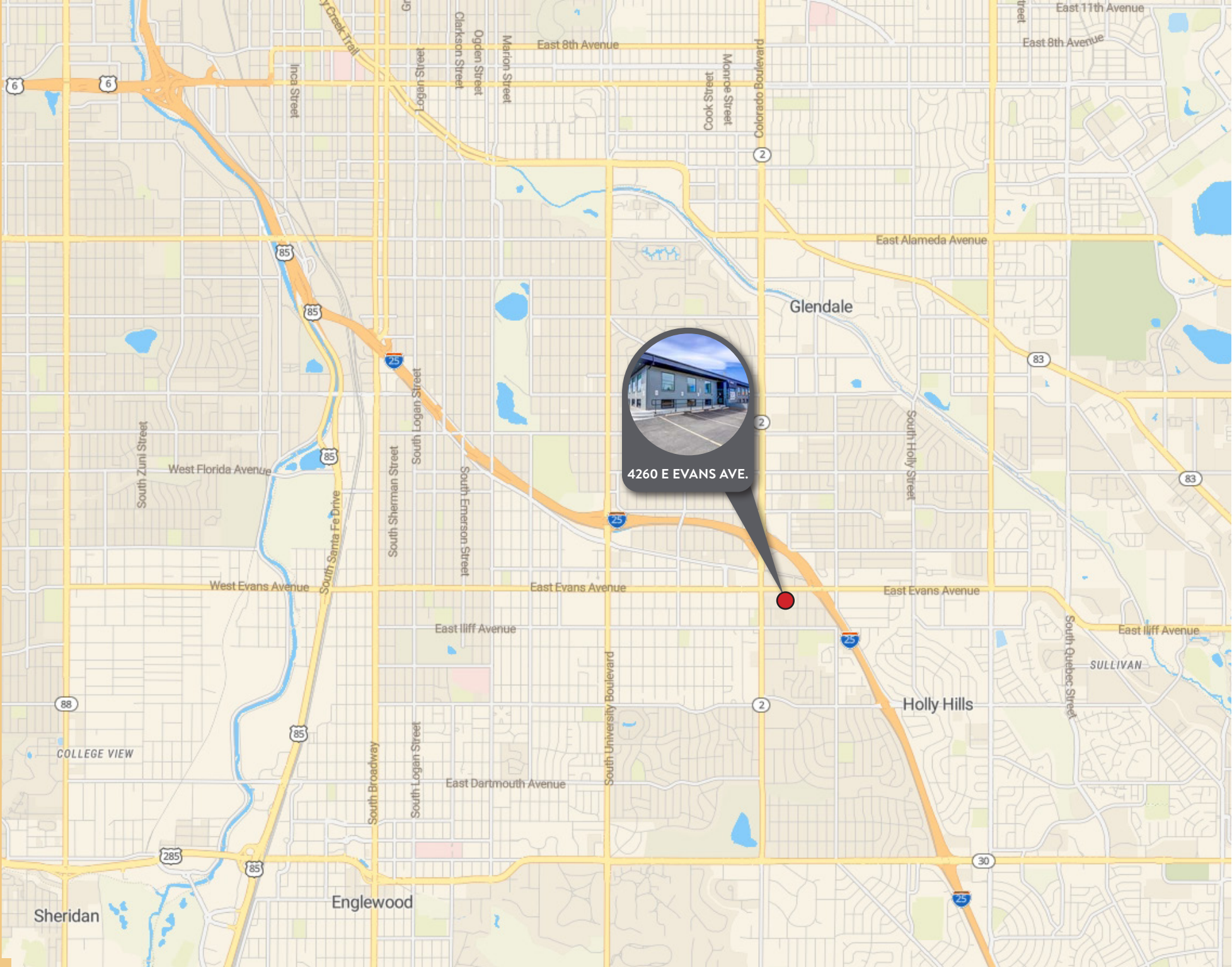
EVANS AVE.



LOCATION OVERVIEW



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4260 E EVANS AVE.

UNIVERSITY HILLS

Ideally situated in Southeast Denver, University Hills offers a premier blend of suburban tranquility and high-impact urban accessibility. Known for its “dense suburban” feel, the neighborhood is a favored destination for young professionals and families seeking proximity to Denver’s major employment centers. Its location along the I-25 corridor and South Colorado Boulevard provides seamless commutes to both Downtown Denver and the Denver Tech Center (DTC), while the nearby Yale and Colorado Light Rail Stations offer residents effortless transit options across the metropolitan area.

Beyond its strategic location, University Hills is anchored by a robust retail and recreational infrastructure. The University Hills Shopping Center and a vibrant “foodie scene” along Colorado Boulevard provide a diverse array of dining, fitness, and essential services within minutes of residential pockets. Outdoor enthusiasts benefit from the neighborhood’s direct access to the High Line Canal Trail and the sprawling Eisenhower Park, which features a full-service recreation center, swimming pool, and athletic fields. This combination of established amenities and active-lifestyle options continues to drive strong demand and property value stability in the area.

The neighborhood’s appeal is further bolstered by its proximity to the University of Denver, fostering a dynamic, intellectually stimulating atmosphere that attracts a high-quality tenant base. With a housing stock that ranges from classic mid-century ranch homes to modern multi-family developments, University Hills caters to a diverse demographic profile. As Denver continues to evolve, this neighborhood remains a resilient submarket characterized by high owner-occupancy rates, above-average school rankings, and a consistent “flight to quality” among residents who value a quiet community without sacrificing the conveniences of the city.



DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) 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. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 4260 E Evans Ave., Denver, CO 80222 (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 NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. 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, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 its 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, duplicate, 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 NorthPeak Commercial Advisors. 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 NorthPeak Commercial Advisors at your earliest convenience.



4260 E EVANS AVE. | DENVER, CO

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