

Marcus & Millichap
THE KRAMER GROUP

Spring Hill West

3609 S WADSWORTH BLVD, LAKEWOOD, COLORADO 80235

Bring All Offers | Multi-Tenant Office Building | 78,480 Rentable SF

OFFERING MEMORANDUM

Spring Hill West

LAKEWOOD, COLORADO 80235

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THE KRAMER GROUP

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Activity ID: ZAC0050714

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Spring Hill West

LAKWOOD, COLORADO 80235

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Marcus & Millichap
THE KRAMER GROUP

REVERSE MORTGAGE USA

Spring Hill West

LAKEWOOD, COLORADO 80235



THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present Spring Hill West, located at 3609 S Wadsworth Boulevard in Lakewood, Colorado. This Class B, 5 story, attractive office building is strategically located in the dynamic West Denver suburb of Lakewood, Colorado. Encompassing a total of 78,480 rentable square feet of high-quality office space, this low-rise, multi-tenant property features timeless architectural designs, well-appointed finishes, unobstructed western views and abundant surface parking.

Spanning 3.63 acres at the southwest corner of the West Hampden Avenue (Highway 285) and South Wadsworth Boulevard intersection, the appeal of this desirable business atmosphere is further enhanced with outstanding visibility and a superior location that provides exceptional access both locally and throughout the region. This preferred location also offers excellent proximity to executive and affordable residential communities, as well as a wealth of amenities within walking distance including restaurants, retailers and a RTD Park-n-Ride.



New mechanical system



Great Access to I-25 via Arapahoe Road & Dry Creek



Value Add Opportunity



Energy efficient LED Lighting throughout building



New 2019 Elevators



THE OFFERING

UNPRICED
PRICE

26
OF UNITS

3.63 AC
LOT SIZE

80,005 SF
BUILDING SIZE

SITE DESCRIPTION

Assesors Parcel Number	59-022-04-004
Zoning	Office
Floors	5
Year Built/Renovated	1983/2020
Net Rentable Area	78,480 SF
Parking	250 Spaces
Parking Ratio	3.13
Guest Parking	No
Intersection/Cross Street	S Wadsworth Blvd and US Hwy 285
Acres	3.63

UTILITIES

Electric	Yes
Water	Yes

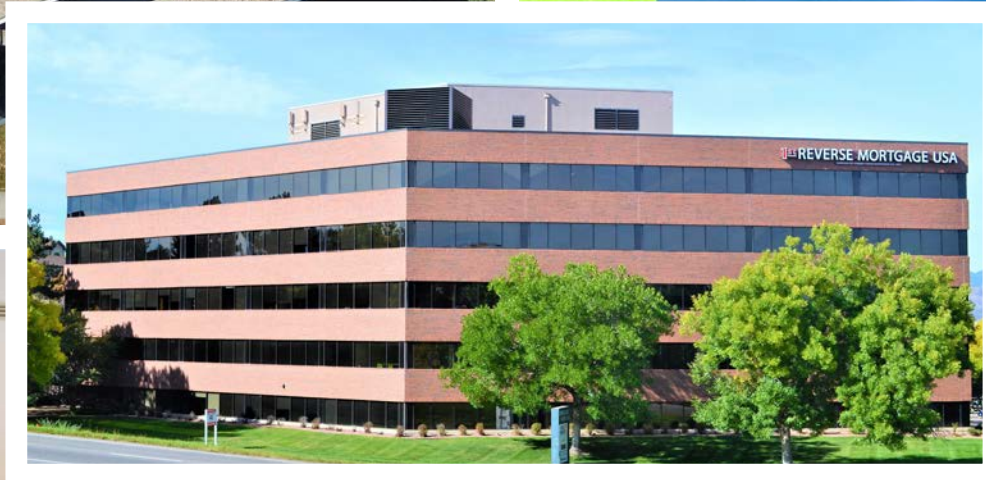
CONSTRUCTION

Year Build	1983
Year Remodeled	2020
Construction Class	A: Fireproof Structure Steel Frame
Exterior Walls	Concrete and Glass Panels
Stories	5
Story Height	11'

MECHANICAL

HVAC	Yes
Elevators	Yes
Fire Protection	Wet Sprinkler System
Restrooms	Yes

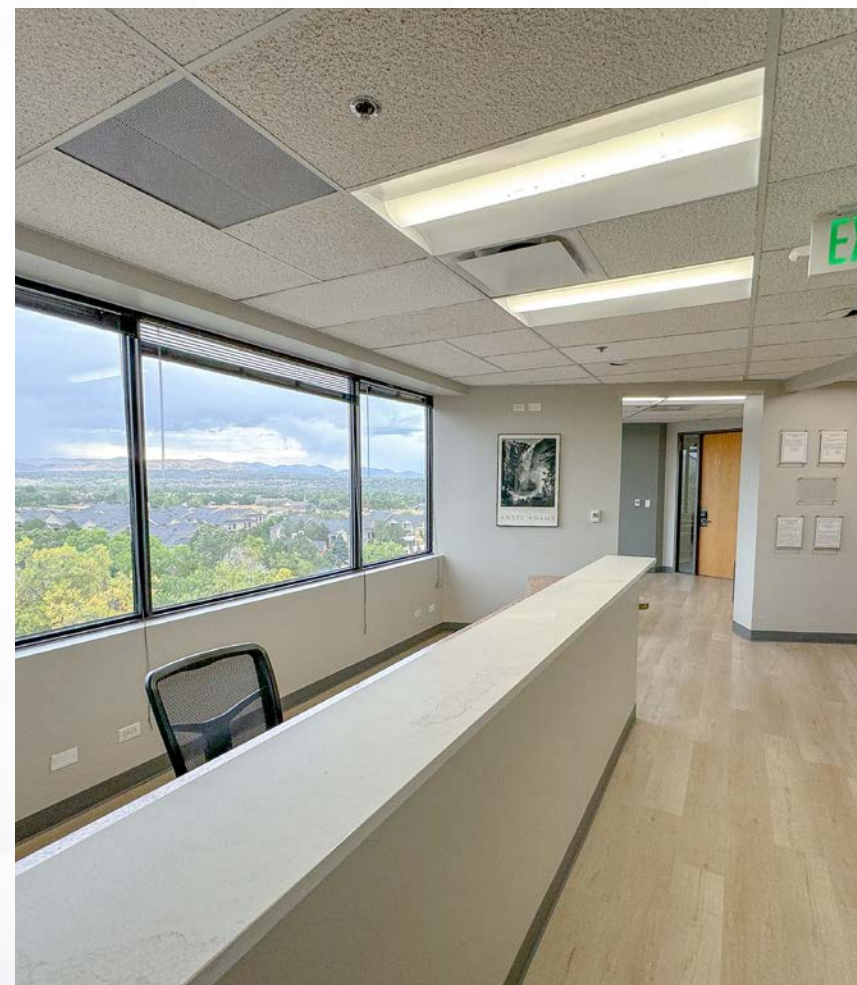
Spring Hill West
LAKEWOOD, COLORADO 80235



SUITE 500 HIGHLIGHTS



AMAZING UNOBSTRUCTED
MOUNTAIN VIEWS



FULL FLOOR
AVAILABILITY





16,250 SF
AVAILABLE





MARSTON LAKE

W QUINCY AVE

S WADSWORTH BLVD

121

121



 **DENVER**
12 MILES



BUFFALO WILD WINGS
 ULTA BEAUTY
 Olive Garden
 BEST BUY

TJ-maxx
 HomeGoods
 Chick-fil-A

LOWE'S
 KREI COOP
 WHOLE FOODS MARKET
 Michael's

Applebee's GRILL + BAR
 DELTACO
 MEN'S WAREHOUSE
 PETCO Where the pets go.

SOUTHWEST PLAZA

Bath & Body Works FOREVER 21 JCPenney

ROUND 1 BOWLING & AMUSEMENT
 H&M
 Crescent Cake Factory
 CINNABON

Dillard's
 Panera BREAD
 VICTORIA'S SECRET
 LENS CRAFTERS
 maurices

target
 CHIPOTLE MEXICAN GRILL
 DICK'S Sporting Goods
 Foot Locker
 GameStop
 GNC

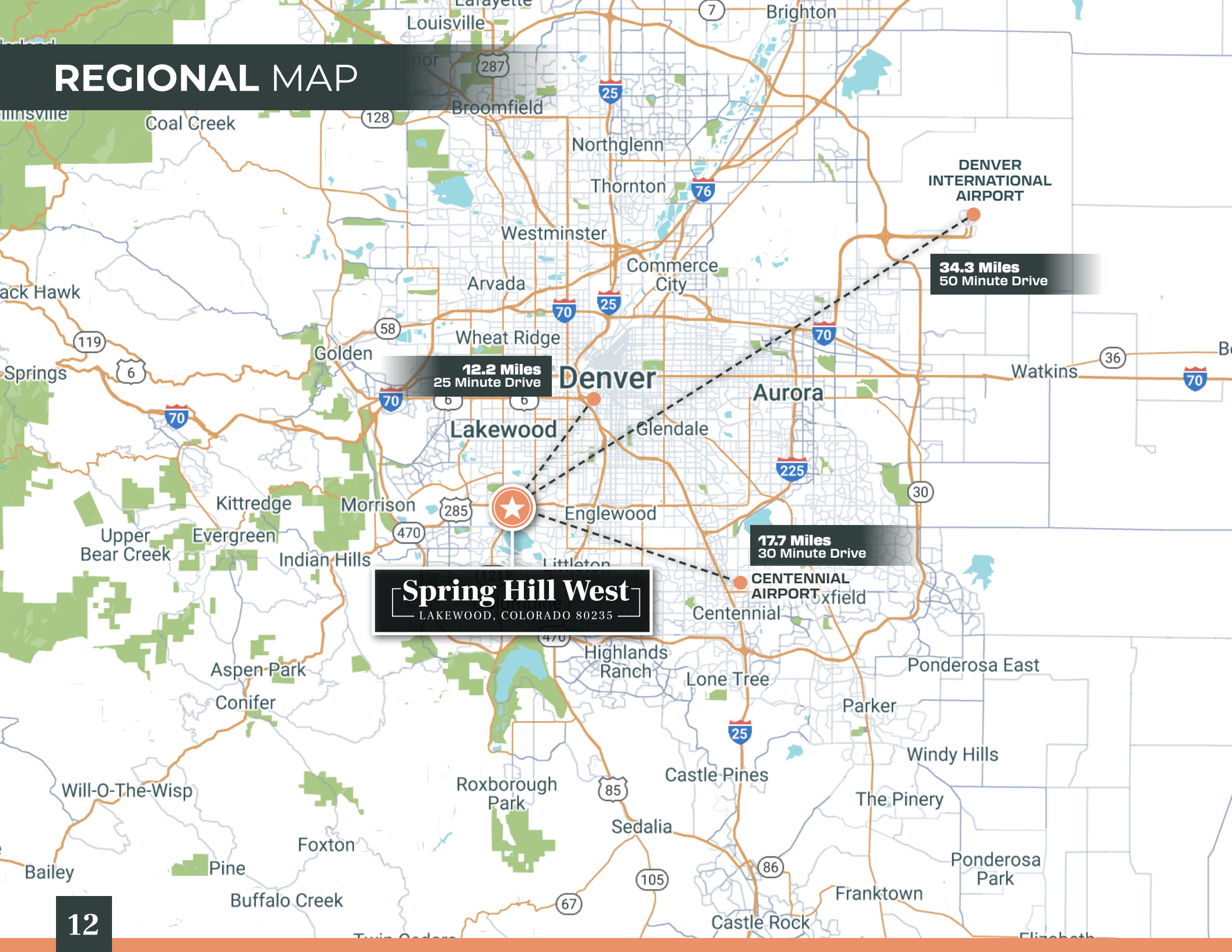
TRADER JOE'S
 Curlington

ROSS DRESS FOR LESS
 five BELOW
 VASA
 JJ'S

Red Robin
 SEPHORA
 GARBANZO

DSW
 AMC
 BEN & JERRY'S
 FIRST WATCH THE MOUNTAIN CAFE

REGIONAL MAP



Spring Hill West
LAKWOOD, COLORADO 80235

Spring Hill West

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1st REVERSE MORTGAGE USA

MARKET OVERVIEW

DENVER, CO

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 723,600 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract 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.



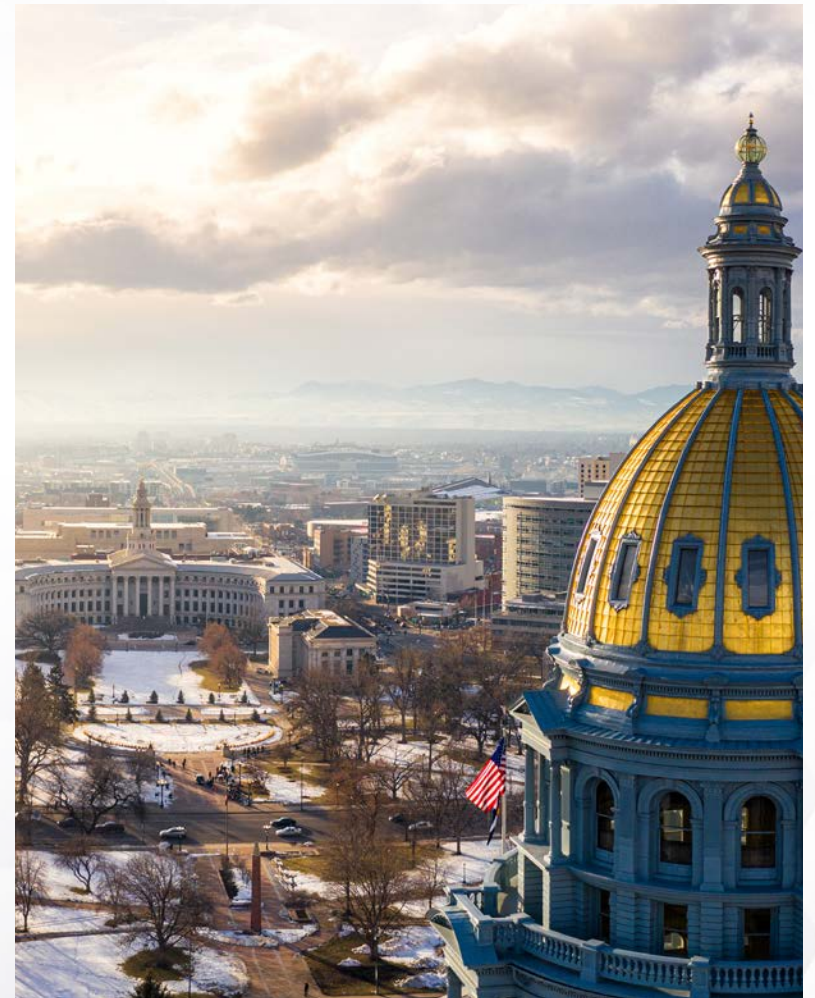
EMPHASIS ON SKILLED JOBS

Denver's highly educated labor force attracts tech employers. Roughly 42 percent of residents age 25 and older hold at least a bachelor's degree.



GROWING ALTERNATIVE-ENERGY SECTOR

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



DENVER, CO

DEMOGRAPHICS

11,785

2023 POPULATION
WITHIN 1 MILE

106,780

2023 POPULATION
WITHIN 3 MILES

310,783

2023 POPULATION
WITHIN 5 MILES

35.8

MEDIAN AGE
WITHIN 1 MILE

\$108,962

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$115,002

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

5,729

2023 TOTAL HOUSEHOLDS
WITHIN 1 MILE

45,249

2023 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.0

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-10-19) (Mandatory 1-20)

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:

Spring Hill 3609 S Wadsworth Blvd. Lakewood, CO 80235
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

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