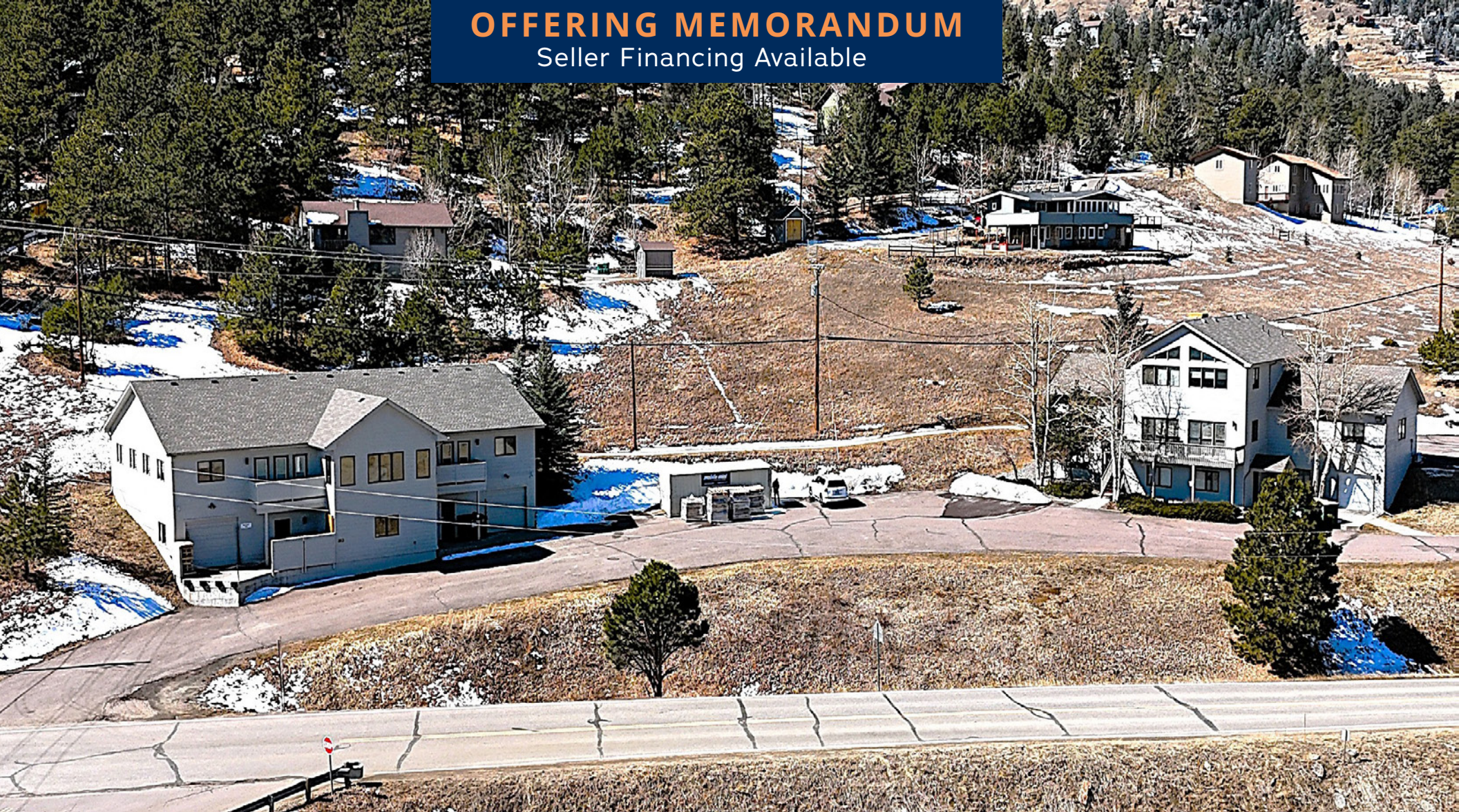


OFFERING MEMORANDUM
Seller Financing Available



210-212 BEAVER BROOK CANYON ROAD

Evergreen, CO 80439

Marcus & Millichap
THE KRAMER GROUP

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EXECUTIVE SUMMARY

PROPERTY DETAILS

Total Price

\$1,495,000

210-212 Beaver Brook Canyon Road | Evergreen, Colorado 80439

Total SF

13,318 SF
6,708 SF (210)
6,610 SF (212)

Total Acres

1.38 Acres



INVESTMENT OVERVIEW EXECUTIVE SUMMARY

The Kramer Group of Marcus & Millichap is pleased to present 210 & 212 Beaver Brook Canyon Road in Evergreen, Colorado. Situated just off I-70 at Floyd Hill. These two office/warehouses are located on one 1.38-acre parcel, providing a Buyer a unique opportunity to split the parcel and sell off one of the buildings in the future.

- 13,318 Total SF Over Both Buildings
- 7,275 SF of Office Space Over Both Buildings
- 6,043 SF of Garage/Warehouse Space Over Both Buildings

210 BEAVER BROOK CANYON ROAD

- 2.5 Story Building
- 6,608 SF (Main Floor 2,688 SF, Third Floor 1,232 SF, Walk-Out Garage/Warehouse 2,688 SF)
- 1 Drive in Garage Door

212 BEAVER BROOK CANYON ROAD

- 2 Story Building
- 6,710 SF (Main Level 3,355 SF, Walk-Out Garage/Warehouse 3,355 SF)
- 1 Loading Dock Door, 1 Drive in Garage Door



EXECUTIVE SUMMARY LOCAL MAP



EVERGREEN

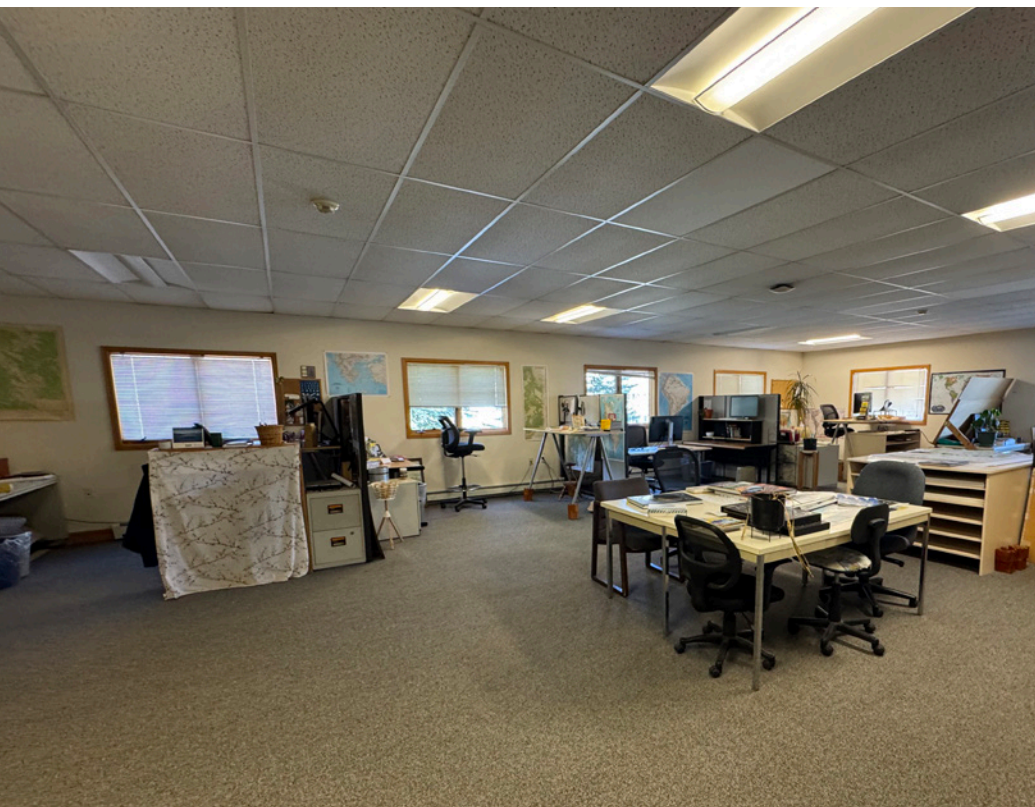
REGIONAL MAP EXECUTIVE SUMMARY



EVERGREEN



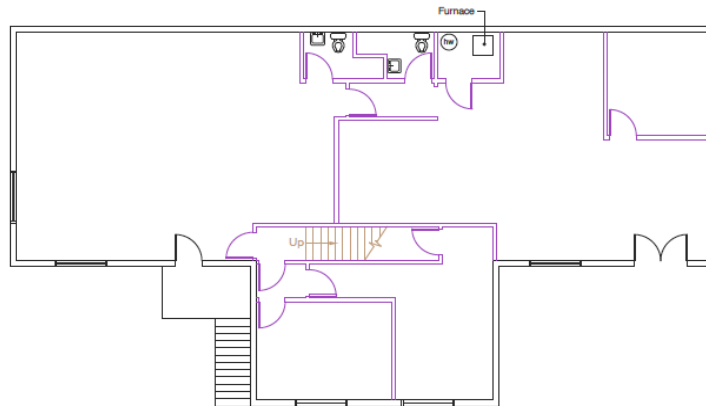
BUILDING - 212 BEAVER BROOK



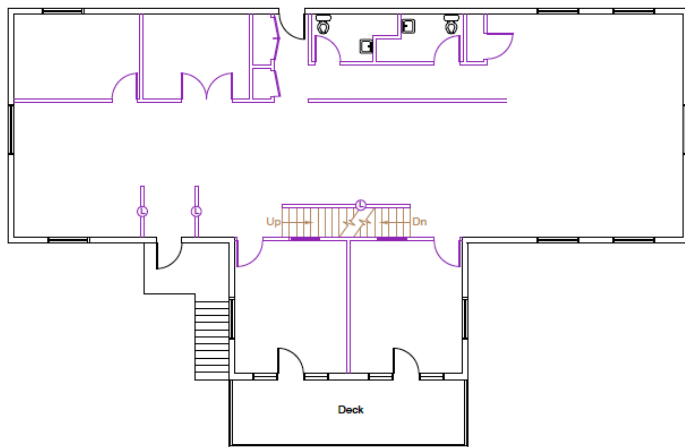




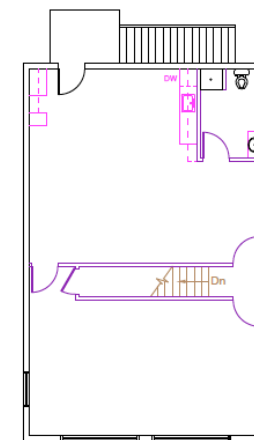
EXECUTIVE SUMMARY 210 BEAVER BROOK FLOOR PLANS




 **Basement Floor Plan**
Scale: 1/8" = 1' - 0"

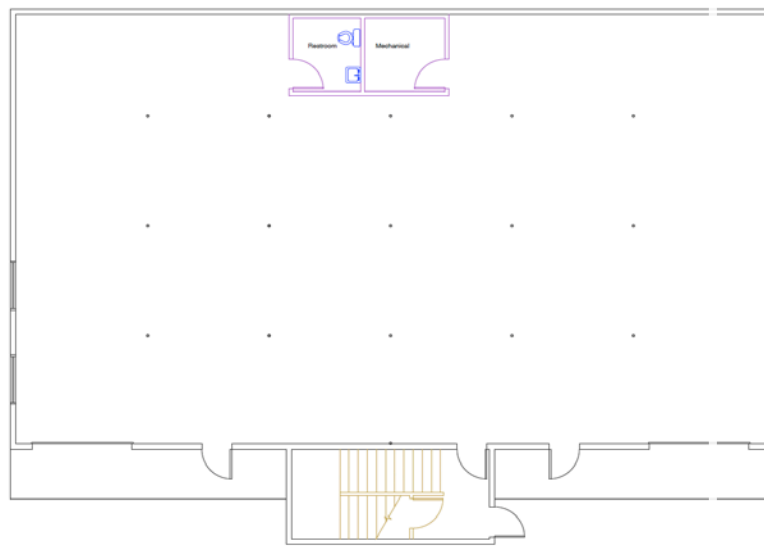


 **1st Floor Plan**
Scale: 1/8" = 1' - 0"

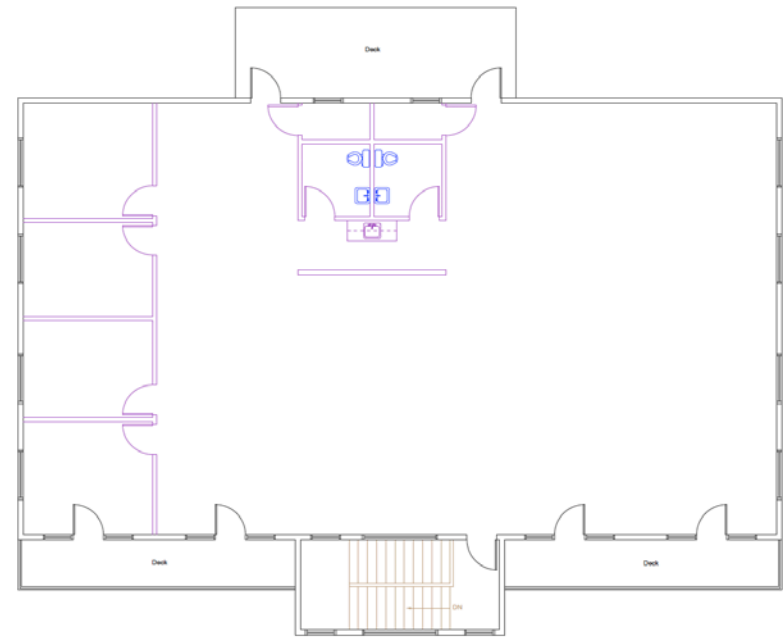


 **2nd Floor Plan**
Scale: 1/8" = 1' - 0"

212 BEAVER BROOK FLOOR PLANS EXECUTIVE SUMMARY



⊕ Lower Level Floor Plan
Scale: 1/4" = 1'-0"



⊕ Upper Level Floor Plan
Scale: 1/4" = 1'-0"

MARKET OVERVIEW

EVERGREEN OVERVIEW

EVERGREEN

Evergreen, Colorado, is located less than 45 minutes west of Downtown Denver, offering residents and businesses an attractive combination of modern office amenities, scenic nature views and direct access to a major urban core. Evergreen is also a popular destination for hiking, fishing, biking and water sports. Residents in Evergreen are largely well-educated and affluent. Over 68 percent of residents hold a graduate or bachelor's degree,

compared to just 33 percent nationally. The median household income is \$135,263, nearly 98 percent higher than the national average. Thanks to these promising demographic trends, the metro is well-positioned for office space development and has much to offer businesses seeking an alternative to more crowded office markets like Denver.



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:

210-212 Beaver Brook Canyon Road, Evergreen, CO 80439

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 _____.

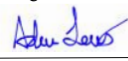
Buyer

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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