

OFFERING MEMORANDUM

INDUSTRIAL WAREHOUSE + OFFICE

6268 MONARCH
PARK PLACE
NIWOT, CO 80503

 **PINNACLE**
REAL ESTATE ADVISORS

 Schneider Grimes
INVESTMENT SERVICE GROUP

INTRODUCTION

Pinnacle Real Estate Advisors is pleased to announce we have been retained as the exclusive marketing advisor for 6268 Monarch Park Place, Niwot, Colorado.

The subject property, located at 6268 Monarch Park Place, Niwot, Colorado, is a 37,264 square foot industrial/flex building constructed in 1992 on a 3.26-acre site. This well-maintained facility offers versatile space suitable for industrial, manufacturing, or office uses, benefiting from its strategic location in a growing commercial hub. Niwot's proximity to Boulder and Longmont, along with excellent access to major transportation corridors such as Highway 119 and Interstate 25, enhances its appeal for businesses seeking connectivity and visibility. The property features modern infrastructure, ample parking, and flexible zoning, making it an attractive option for investors, owner-occupants, or tenants. Its established presence in a stable market, combined with Niwot's business-friendly environment, positions this property as a strong opportunity for long-term value appreciation and operational efficiency.

INVESTMENT TEAM



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INVESTMENT HIGHLIGHTS



**FULLY
OCCUPIED**



**NEW TENANT ON
5- YEAR NNN LEASE**



**BUILDING IS EQUIPPED WITH
4,000 AMPS, 208V,
3-PHASE POWER**



**EASILY ACCESSIBLE,
LOCATED BETWEEN HWY 52
AND CO-119**



**70/30
WAREHOUSE
TO OFFICE RATIO**



**4 DOCK DOORS,
3 LEVELERS &
2 DRIVE-INS**



**NEWER ROOF
IN PLACE – LATEST
REPLACEMENT IN 2019**



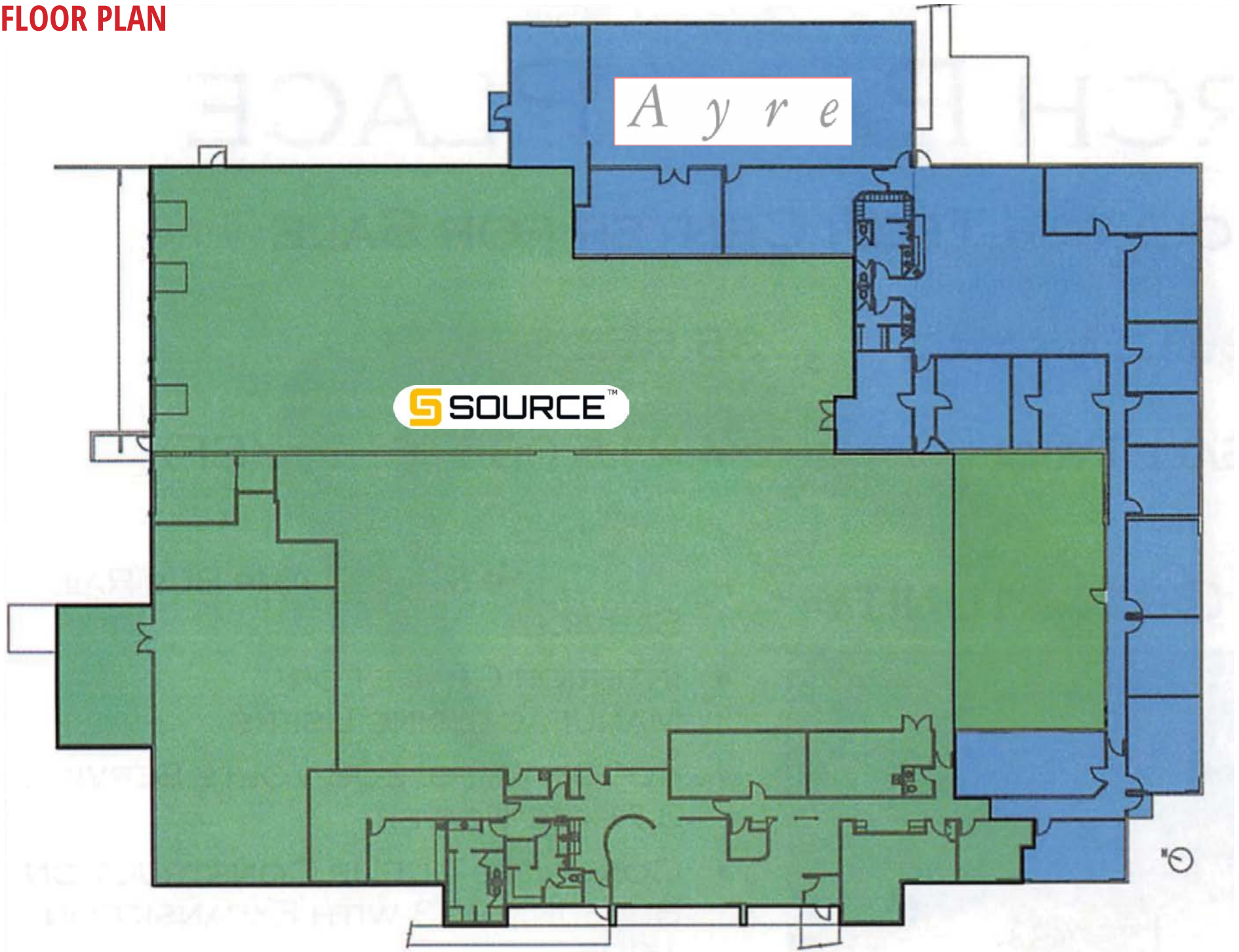
**FULLY
SPRINKLERED
BUILDING**

PROPERTY HIGHLIGHTS

PROPERTY PRICE:	\$6,746,500
BUILDING TYPE:	Industrial/Flex
BUILDING SIZE:	37,264 SF
LOT SIZE:	3.26 Acres
PARKING:	80+
ZONING:	ED - Boulder County
CONSTRUCTION TYPE:	Reinforced Concrete
YOC:	1992
PROPERTY TAXES:	2024 - \$148,000



FLOOR PLAN



A y r e

Ayre Acoustics, Inc., founded in 1993 and based in Boulder, Colorado, is a world leader in designing and building award-winning audio and video equipment. With a mission to deliver systems that provide a lifetime of excitement and discovery, Ayre combines cutting-edge innovation with meticulous craftsmanship to create components that offer stunning realism, exceptional clarity, and a natural, immersive experience. Each product is hand-assembled by dedicated technicians using state-of-the-art materials and environmentally responsible practices, ensuring the highest standards of quality and performance. Known for its exclusive fully-balanced, zero-feedback circuitry and unique design approach, Ayre continues to set new benchmarks in sound and vision, inviting listeners to lose themselves in music and cinema like never before.

Website: <https://ayre.com>

Headquartered: Boulder, Colorado

Founded: 1993



Source Energy is a Colorado-based aerospace manufacturing company founded in 2021 by CEO Philip Keller and COO Bryan Mazor. The company designs, manufactures, and assembles space-grade solar modules and deployable power systems that provide mission-critical power for satellites and spacecrafts. Source Energy operates with a strong emphasis on vertically integrated production, disciplined engineering processes, and stringent quality control standards required for flight hardware. With systems already deployed and operating in orbit, the company has proven it can deliver reliable and cost-effective power solutions. As satellite constellations continue to scale and demand for reliable, high-performance power systems grows, Source Energy is well positioned to capture long-term demand within the expanding commercial space economy. Its new lease reflects a sustained commitment to growth, operational scale, and investment in Colorado's aerospace workforce.

Website: <https://www.source.space>

Headquartered: Longmont, Colorado

Founded: 2021

6268 Monarch Place - Cash Flows

<i>Operating Cash Flow</i>	<i>Feb-26</i>	<i>PSF</i>	<i>Feb-27</i>	<i>PSF</i>
Source Base Rent	\$316,567	\$11.50	\$321,048	\$11.85
Ayre Base Rent	\$105,100	\$10.00	\$120,865	\$11.50
Gross Rental Revenue	\$708,581	\$19.01	\$737,434	\$19.78
Landscaping Services	\$5,435	\$0.15	\$5,598	\$0.15
Irrigation Maintenance	\$1,750	\$0.05	\$1,803	\$0.05
Management Fee	\$22,359	\$0.60	\$23,030	\$0.62
Common Area Maintenance	\$2,400	\$0.06	\$2,472	\$0.07
HVAC Repairs	\$27,412	\$0.74	\$28,235	\$0.76
Miscellaneous Maintenance	\$1,775	\$0.05	\$1,828	\$0.05
Roof	\$15,879	\$0.43	\$16,355	\$0.44
Snow Removal	\$8,500	\$0.23	\$8,755	\$0.23
Insurance	\$17,156	\$0.46	\$17,671	\$0.47
Property Taxes	\$141,500	\$3.80	\$145,745	\$3.91
Electric	\$16,200	\$0.43	\$16,686	\$0.45
Gas	\$12,000	\$0.32	\$12,360	\$0.33
Water & Sewer	\$12,000	\$0.32	\$12,360	\$0.33
Fire Protection	\$2,548	\$0.07	\$2,624	\$0.07
Total Operating Expenses (est.)	\$286,914	\$7.70	\$295,521	\$7.93
Expense Reimbursements	\$286,914	\$7.70	\$295,521	\$7.93
Net Operating Income	\$421,667	\$11.32	\$441,913	\$11.86

*** Total Operating Expenses Include Tenant Utilities**

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LOCATION OVERVIEW



LOCATION OVERVIEW



DRIVE TIMES

	DESTINATION	MINUTES
1	BOULDER	15
2	NORTHWEST PARKWAY	20
3	DOWNTOWN DENVER	45
4	DENVER INTERNATIONAL AIRPORT	45
5	FORT COLLINS	55
6	GREELEY	55





BOULDER COUNTY MARKET OVERVIEW

Boulder sits at the base of the Rockies roughly 30–35 minutes northwest of downtown Denver and 45 minutes from Denver International Airport. The city sits an hour from Rocky Mountain National Park and within a two- to four-hour drive of Colorado’s premier ski resorts. Navigating Boulder without a car is easy, a network of 300-plus miles of bike lanes and multi-use trails, paired with frequent RTD buses, keeps the city highly connected. Residents enjoy excellent public schools, reputable healthcare, and a varied housing mix—attributes that help Boulder routinely appear on national “healthiest cities” lists. Its economy thrives on innovation, powered by the University of Colorado, a cluster of roughly a dozen federal research labs, and 7,000+ companies spanning tech, aerospace, natural foods, and related sectors, all of which sustain a dynamic, startup-friendly environment.

DEMOGRAPHIC AND ECONOMIC DATA

	Colorado	Boulder County	Boulder
Population	5,877,610	326,831	105,893
Median Household Income	\$81,608	\$96,079	\$89,302
% Bachelors or Higher	46.4%	65.4%	75.8%
Median Age	38	37	29

Source: Demographic & Economic Data for the Boulder Area

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