

# OFFERING MEMORANDUM

899 US HWY 287  
SUITES 100 & 200

Broomfield, CO 80020



Marcus & Millichap  
THE KRAMER GROUP



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# SECTION 1

## EXECUTIVE SUMMARY

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# EXECUTIVE SUMMARY PROPERTY DETAILS

## Total Price

**\$780,000**

## 899 US Hwy 287 Suites 100 & 200 Broomfield, CO 80020

Square Feet	3,400 SF Total
Price/SF	\$229.41
Year Built	1987

## Debt Quote

Loan-to-Value	65% to 70%
Term	5 to 10 Years
Interest Rate	6.75%
Amortization	25 Years
Interest Only	Limited
Recourse	Full Recourse
Prepayment	Stepdown
Fees	0.50% to 1.00%

\*Assumes a \$925,000 Purchase Price





# INVESTMENT OVERVIEW EXECUTIVE SUMMARY

The Kramer Group of Marcus & Millichap is pleased to present the exclusive offering of Suites 100 and 200 within the highly regarded Broomfield Professional Plaza I, located at 899 US Highway 287 in Broomfield, Colorado. This opportunity consists of ±3,400 rentable square feet of dental/medical office space, offered at \$780,000 (\$229/SF).

Currently leased to Colorado Gum Care, a reputable dental tenant that has occupied the space since 2021, the property offers stable cash flow with a long-term lease in place through May 31, 2032. This provides investors with an immediate and reliable income stream backed by a strong tenant.

Strategically positioned along the heavily trafficked US Highway 287 corridor, the property benefits from outstanding visibility, signage opportunities, and convenient access. The plaza is surrounded by a concentration of healthcare and professional users, including Broomfield Premier Dentistry and Marathon Health, reinforcing the asset's position within a growing medical hub.

In addition to Suites 100 & 200, the adjacent Suites 300 & 400 are also available for sale. This presents a rare opportunity for:

- Owner-Users to occupy space while collecting income
- Investors to acquire a larger footprint with stable tenancy
- Hybrid Buyers seeking both use and upside

The building's close proximity to US Highway 36 and the Broomfield Transit Station further enhances its accessibility and appeal to tenants, patients, and clients alike.



## Key Highlights

- ±3,400 RSF of Professional/Medical Office Space
- Offered at \$780,000 (\$229/RSF)
- Fully Leased to Colorado Gum Care Through May 2032
- Located in the Prestigious Broomfield Professional Plaza I
- High-Visibility Corridor with Strong Traffic Counts on US Hwy 287
- Minutes to US 36 and Broomfield Transit Station
- Surrounded by Complementary Medical and Professional Tenants
- Six Dental Bays (Two Used for Surgery)
- Four Offices, One Lab, One X-Ray Room

This is a rare opportunity to acquire a cash-flowing, high-quality medical office asset in one of Broomfield's most active and desirable submarkets for healthcare and professional services.



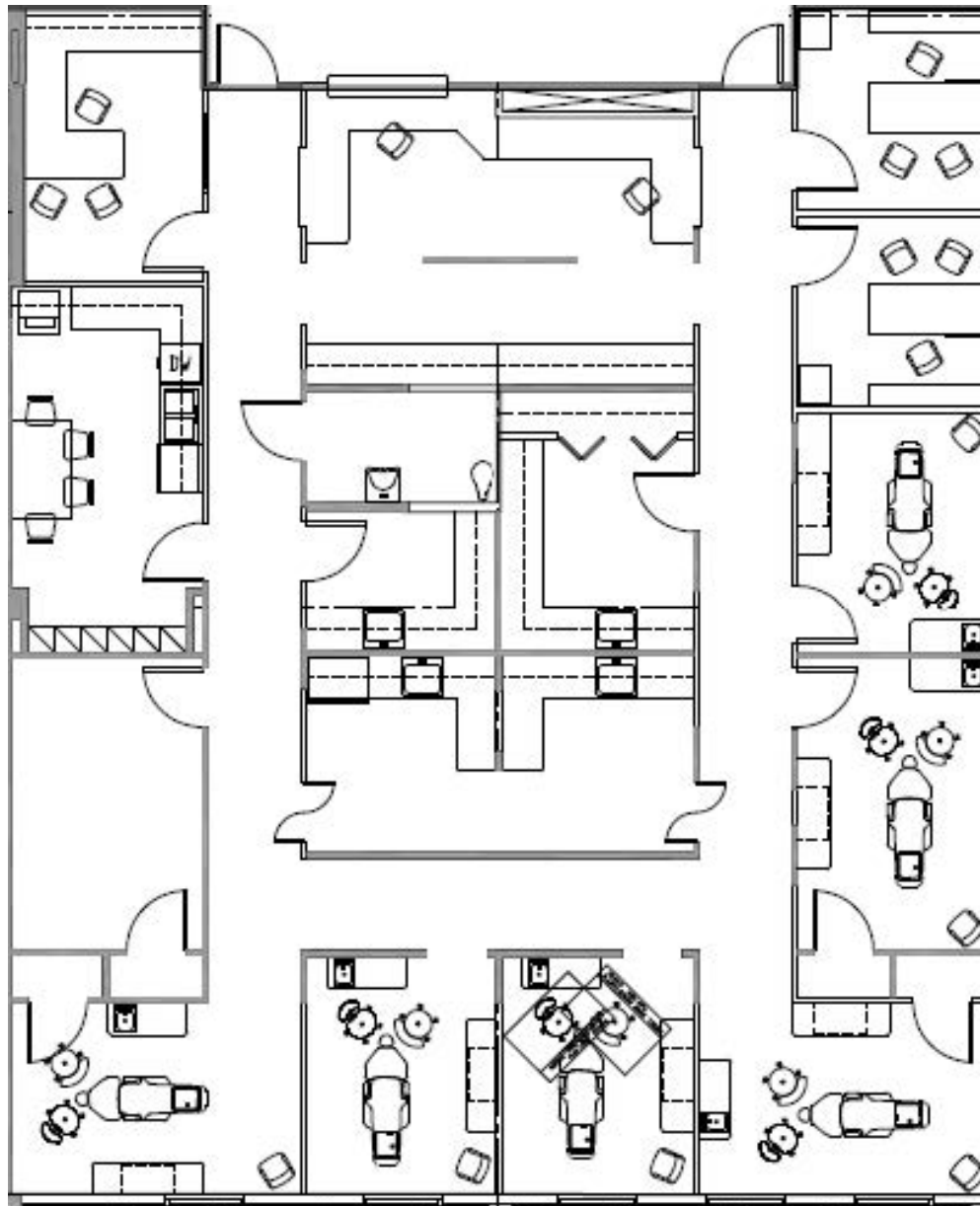
# EXECUTIVE SUMMARY LOCAL MAP



**BROOMFIELD**



# FLOORPLAN EXECUTIVE SUMMARY

















# SECTION 2

## FINANCIAL ANALYSIS

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# FINANCIAL ANALYSIS **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	Lease Type
				Comm.	Exp.				
Colorado Gum Care	899 (100, 200)	3,400	100.0%	2/3/21	5/31/32	\$34.18	\$9,683	\$116,196	Gross
Total		3,400				\$34.18	\$9,683	\$116,196	
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied Rentable SF: 100.00%		Unoccupied Rentable SF: 0.00%	
				Total Current Rents: \$116,196		Occupied Current Rents: \$116,196		Unoccupied Current Rents: \$0	

## OPERATING STATEMENT

INCOME	Current	Per SF
Scheduled Base Rental Income	116,196	34.18
Total Reimbursement Income	\$0	0.0%
Effective Gross Revenue	\$116,196	\$34.18

OPERATING EXPENSES	Current	Per SF
HOA Dues	36,000	10.59
Real Estate Taxes	17,569	5.17
Total Expenses	\$53,569	\$15.76
Expenses as % of EGR	46.1%	
Net Operating Income	\$62,627	\$18.42



# PRICING DETAIL FINANCIAL ANALYSIS

## SUMMARY

Price	\$780,000
Down Payment	\$273,000
Down Payment %	35%
Number of Suites	1
Price Per SqFt	\$229.41
Rentable Built Area (RBA)	3,400 SF
Lot Size	3.5 Acres
Year Built/Renovated	1987
Occupancy	100.00%

## RETURNS

	Current
CAP Rate	8.03%
Cash-on-Cash	7.54%
Debt Coverage Ratio	1.49

Financing	1st Loan
Loan Amount	\$507,000
Loan Type	New
Interest Rate	6.75%
Amortization	25 Years
Year Due	2035

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

## OPERATING DATA

### INCOME

		Current
Scheduled Base Rental Income		\$116,196
Total Reimbursement Income	0.0%	\$0
Other Income		\$0
Potential Gross Revenue		\$116,196
General Vacancy	0.0%	\$0
Effective Gross Revenue		\$116,196
Less: Operating Expenses	46.1%	(\$53,569)
Net Operating Income		\$62,627
Cash Flow		\$62,627
Debt Service		(\$42,035)
Net Cash Flow After Debt Service	7.54%	\$20,592
Principal Reduction		\$8,059
Total Return	10.49%	\$28,651

### OPERATING EXPENSES

	Current
CAM	\$36,000
Real Estate Taxes	\$17,569
Total Expenses	\$53,569
Expenses/Suite	\$53,569
Expenses/SF	\$15.76







# SECTION 3

## MARKET OVERVIEW

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# MARKET OVERVIEW

## BROOMFIELD OVERVIEW

The investment property is in Broomfield, Colorado. Located along US Route 36 between Denver and Boulder, Broomfield is home to a thriving local economy supported by a highly educated talent pool. Over 53 percent of the population has attained a bachelor's degree or higher, up considerably from the national average of 33 percent. A diverse employer base is another positive indicator of Broomfield's healthy economy. Fortune 500 companies like Oracle, Ball Corporation and Century Link operate in Broomfield and employ thousands of residents. Thanks to the presence of these reliable job providers and a talented workforce, local unemployment is 3 percent and below the national average. The city's strategic location near Interstate 25 provides seamless connectivity to nearby major urban centers. Overall, Broomfield is an attractive destination for development and investment thanks to steady job and population growth paired with low unemployment.





## DEVELOPMENT SUMMARY MARKET OVERVIEW

Broomfield, Colorado is a hub for a variety of new development projects including new business parks, mixed-use retail projects and entertainment districts. Once complete in the second half of 2025, the Northwest Commerce Center will expand access to Class-A industrial space in Broomfield via a 343,000-square-foot business park. This space will be ideal for top-tier aerospace, life science, and advanced manufacturing companies. The HiFi, a 20-acre entertainment district, is likewise expected to be completed in 2025 and will serve as a new anchor for the FlatIron Crossing mall. Development also began recently on the Wadsworth Junction project, a \$46 million multifamily development that will add 227 units of rental housing to the market.





**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: 899 US HWY 287 Broomfield, CO

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 \_\_\_\_\_ 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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