

OFFERING MEMORANDUM



1700 EAST 17TH AVENUE

DENVER, CO 80218

Marcus & Millichap
THE KRAMER GROUP

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT & INCOME DISCLAIMER

Any rent or income information in this Marketing Brochure, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their investigation to determine whether such rent increases are legally permitted and reasonably attainable.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

ACTIVITY ID: ZAG0050210

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com



EXCLUSIVELY LISTED BY:

CHADD NELSON

Director Investments | Denver

Direct: (303) 328-2056

Office: (303) 328-2000

chadd.nelson@marcusmillichap.com

License: CO FA100073491

BRANDON KRAMER

Managing Director Investments | Denver

Direct: (303) 328-2020

Office: (303) 328-2000

brandon.kramer@marcusmillichap.com

License: CO FA100045203

EXECUTIVE SUMMARY

PROPERTY DETAILS

Total Price

\$1,999,000

1700 East 17th Avenue, Denver, CO 80218

RBA

6,104 SF

Total Acres

0.24 Acres

Year Built

1981

APN

02355-24-003-000



INVESTMENT OVERVIEW EXECUTIVE SUMMARY

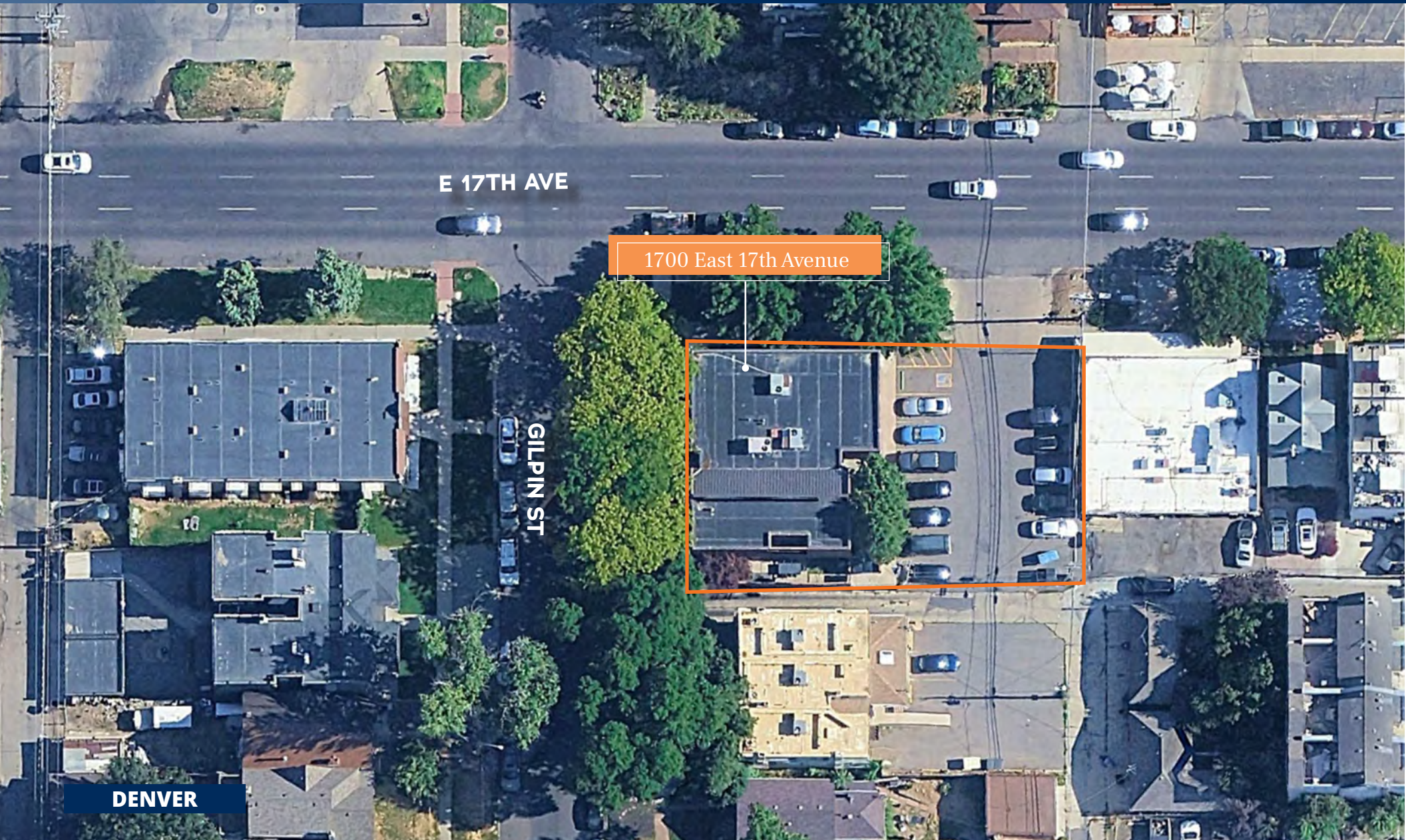
The Kramer Group of Marcus & Millichap is pleased to present 1700 East 17th Avenue. This all-brick Class B Multi-tenant office building is well positioned for the next owner-user. High visibility on 17th Street and ideally situated near medical facilities, restaurants, beautiful Denver parks and minutes to downtown.

Built in 1981, 6,292 gross square feet with 6,104 rentable. Two tenants in-place provides a stable opportunity for a user to own and occupy immediately.

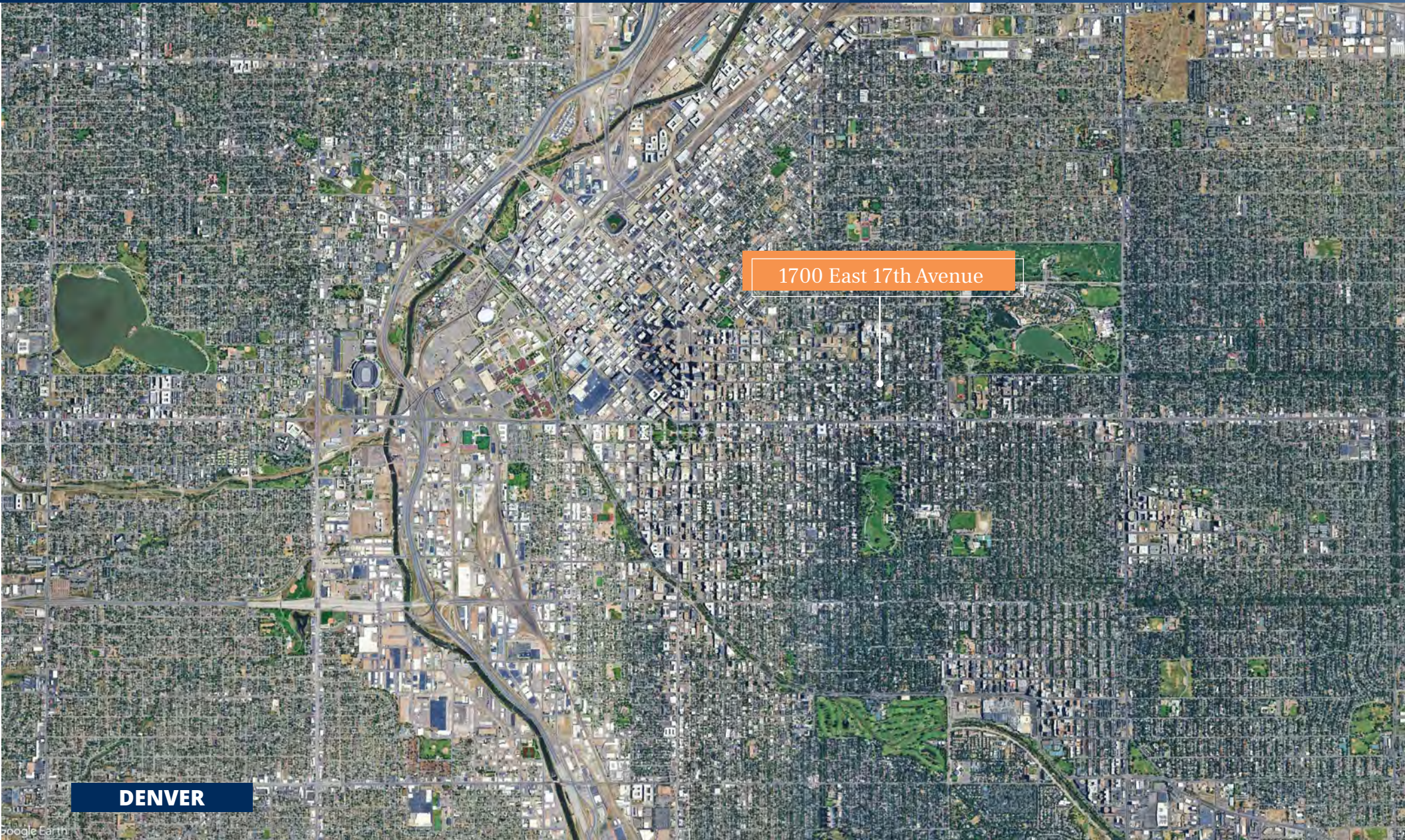
-
- Great City Park West Location Right on 17th
 - Private Parking Lot – 18 Spaces.
 - Owner-User Opportunity with In-Place Income
 - Single Tenant Opportunity in the Future
 - Private Patio
 - Taxes 2025-2026 \$40,722
 - Building SF 6,292
 - Rentable SF 6,104
 - Lot Size 10,454 SF
 - Zoning G-MS-3



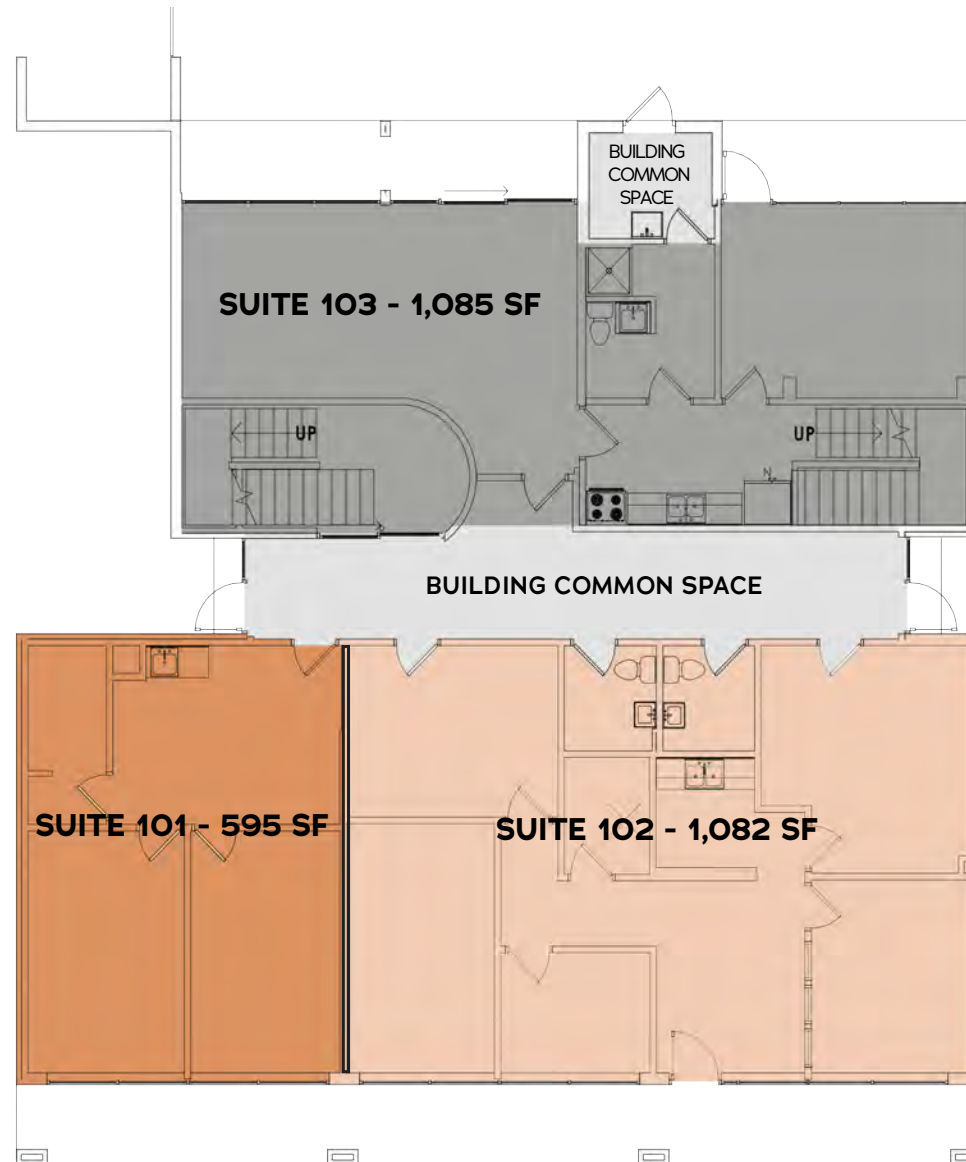
EXECUTIVE SUMMARY LOCAL MAP



REGIONAL MAP EXECUTIVE SUMMARY



EXECUTIVE SUMMARY FLOOR PLANS



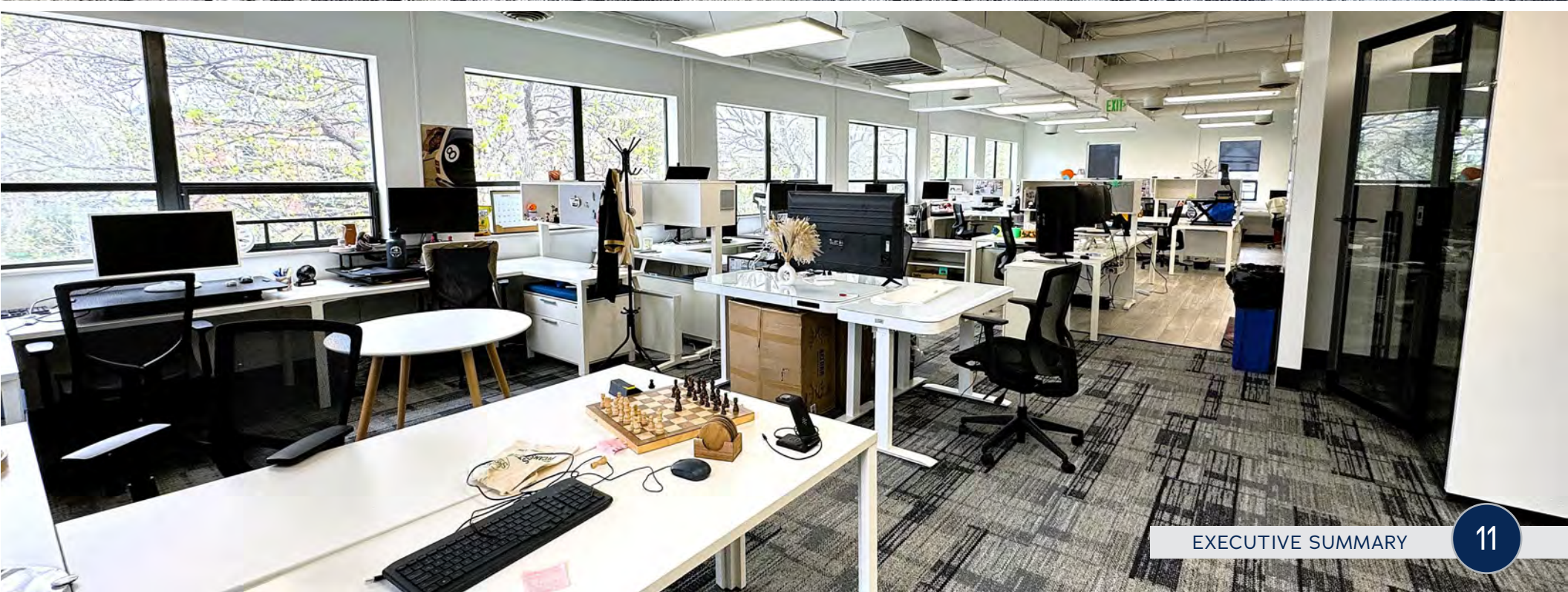
FLOOR 1

FLOOR PLANS EXECUTIVE SUMMARY



*Combined Square Feet of Suites 103 and 200 is 4,428 SF.













FINANCIAL ANALYSIS **TENANT SUMMARY**

As of November,2026

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type
				Comm.	Exp.							
Brook + Whittle	101	595	9.7%	12/18/24	12/31/27	\$22.66	\$1,124	\$13,483	\$13,651	Jan-2027	\$1,157	NNN
State Farm	102	1,081	17.7%	2/15/24	2/14/27	\$25.46	\$2,294	\$27,524	\$27,524	Jan-1900	N/A	NNN
Your Company	103	1,085	17.8%	-----	-----	\$0.00	\$0	\$0	\$23,870	-----	-----	NNN
Your Company	200	3,343	54.8%	-----	-----	\$0.00	\$0	\$0	\$73,546	-----	-----	NNN
Total		6,104				\$6.72	\$3,417	\$41,007	\$138,591			
Occupied Tenants: 2				Unoccupied Tenants: 2		Occupied Rentable SF: 27.50%		Unoccupied Rentable SF: 72.50%				
				Total Current Rents: \$41,175		Occupied Current Rents: \$41,175		Unoccupied Current Rents: \$0				

OPERATING STATEMENT FINANCIAL ANALYSIS

INCOME	Pro Forma	Per SF
Scheduled Base Rental Income	138,591	22.70
CAM	21,888	3.59
Insurance	13,889	2.28
Real Estate Taxes	40,722	6.67
Total Reimbursement Income	\$76,499	100.0% \$12.53
Effective Gross Revenue	\$215,090	\$35.24

OPERATING EXPENSES	Pro Forma	Per SF
Utilities	3,744	0.61
Security	2,258	0.37
Repairs & Maintenance	8,213	1.35
Snow Removal Lawn Maintenance	4,925	0.81
Water	2,748	0.45
Insurance	13,888	2.28
Real Estate Taxes	40,722	6.67
Total Expenses	\$76,498	\$12.53
Expenses as % of EGR	35.6%	
Net Operating Income	\$138,592	\$22.71

- 1) Real Estate Tax number is for 2025 payable 2026.
- 2) "Your Company" Pro-Forma rent calculated at \$22/SF.

FINANCIAL ANALYSIS **PRICING DETAIL**

SUMMARY

Price	\$1,999,000
Down Payment	\$299,850
Down Payment %	15%
Number of Suites	4
Price Per SqFt	\$327.49
Rentable Built Area (RBA)	6,104 SF
Lot Size	0.24 Acres
Year Built	1981
Occupancy	27.46%

RETURNS	Pro Forma
CAP Rate	6.93%
Cash-on-Cash	-42.64% 10.80%
Debt Coverage Ratio	-0.20 1.31

Financing	1st Loan
Loan Amount	\$1,699,150
Loan Type	New
Interest Rate	6.25%
Amortization	25 Years
Year Due	2031

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

OPERATING DATA

INCOME	Pro Forma
Scheduled Base Rental Income	\$138,591
Total Reimbursement Income	55.2% \$76,499
Potential Gross Revenue	\$215,090
General Vacancy	0.0% \$0
Effective Gross Revenue	\$215,090
Less: Operating Expenses	35.6% (\$76,498)
Net Operating Income	\$138,592
Cash Flow	\$138,592
Debt Service	(\$106,197)
Net Cash Flow After Debt Service	10.80% \$32,395
Principal Reduction	\$0
Total Return	10.80% \$32,395

OPERATING EXPENSES	Pro Forma
CAM	\$21,888
Insurance	\$13,888
Real Estate Taxes	\$40,722
Total Expenses	\$76,498
Expenses/Suite	\$19,124
Expenses/SF	\$12.53

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:

1700 E 17th Ave, Denver, CO 80218

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 _____.

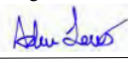
Buyer

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



EXCLUSIVELY LISTED BY:

CHADD NELSON

Director Investments | Denver

Direct: (303) 328-2056

Office: (303) 328-2000

chadd.nelson@marcusmillichap.com

License: CO FA100073491

Marcus & Millichap
THE KRAMER GROUP

BRANDON KRAMER

Managing Director Investments | Denver

Direct: (303) 328-2020

Office: (303) 328-2000

brandon.kramer@marcusmillichap.com

License: CO FA100045203