



# Midland Center

## Federal Government-Leased Retail and Office

*(Social Security Administration, Drug Enforcement Agency, and Immigration & Customs Enforcement)*

100 Midland Avenue | Glenwood Springs, Colorado 81601

### OFFERED EXCLUSIVELY BY

#### Toby Scrivner

Senior Vice President

CO Lic. #ER.1000499399

CONTACT BROKER

#### Northmarq

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Click here for more information & to download the full Offering Memorandum



\$3,915,936

Offering Price



9.25%

Cap Rate

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the condominium interest in the land and building of three separate suites of government office located in Glenwood Springs, Colorado (the "Property"). It consists of three of these units totaling 13,510 square feet in size or 19.33% of the total space in the condominium association. Situated with frontage along Midland Avenue (12k VPD) near the intersection of Interstate 70 (33k VPD). The primary Tenant is the General Services Administration of the United States of America (the "GSA") and the Operators are the Social Security Administration (the "SSA"), the U.S. Immigration and Customs Enforcement (the "ICE"), and the Drug Enforcement Agency (the "DEA"). All three Tenants have been at the location since 2004, or just prior to completion of the construction, and all renewed their own unique lease for ten (10) year terms in 2016, 2017 and 2018, and ICE just extended their lease an additional five (5) years.