

FOXTRIDGE PROFESSIONAL PLAZA

8120 South Holly Street, Centennial, CO 80122

Medical Office Owner-User Opportunity | In-Place Income | Value-Add Potential



PLATINUM CRE

INVESTMENTS | BROKERAGE

5231 S. Santa Fe Drive, Suite 200 | Littleton, CO 80120
303-630-0606 | platinum-cre.com

SALE PRICE: \$4,300,000 (\$174.00/SF)

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OFFERING SUMMARY

Foxridge Professional Plaza 8120 S. Holly Street, Centennial, CO 80122

Foxridge Professional Plaza presents a rare opportunity to acquire a well-located medical and professional office building that offers the flexibility of ownership while benefiting from immediate rental income. Located at 8120 S. Holly Street in Centennial, Colorado, the 24,738 square foot building combines the advantages of owner-user real estate with the stability of an established multi-tenant investment.

The current tenant roster includes established medical and dental practices with long-term lease commitments, creating dependable cash flow from day one while allowing new ownership to customize and occupy available space over time. For users such as medical and dental practices, professional service firms, and healthcare organizations seeking long-term control of their real estate, Foxridge Professional Plaza provides the ability to occupy a significant portion of the building while existing tenant income helps offset ownership costs.

Originally constructed in 1985 and renovated in 2013, the building has been well-maintained and is designed to accommodate a variety of medical and professional office users. The property features 111 surface parking spaces, providing a parking ratio of approximately 4.49 spaces per 1,000 square feet, a key advantage for healthcare providers whose patients rely on convenient parking.

Approximately 5,206 square feet is currently available for lease, creating immediate flexibility for an owner-user to occupy multiple existing vacant suites, expand into additional space as leases mature, or fully lease the building to maximize long-term value. Similarly, an investor has the value-add opportunity to increase occupancy through lease-up and grow net operating income and overall returns.

Whether acquired as a headquarters, medical office center, or long-term investment, Foxridge Professional Plaza offers a combination of location, functionality, in-place income, and future flexibility that is increasingly difficult to find in the South Denver market.



LISTING PRICE

\$4,300,000



CAP RATE

6.2%



NOI

\$267,653



OFFICE UNITS

15



OCCUPANCY

79%

INVESTMENT VS OWNER-USER



OWNER-USER ADVANTAGES

- Offset occupancy costs with existing tenant income
- Immediate occupancy available through ~5,206 SF of vacant space
- Opportunity to expand over time as future lease expirations occur
- Long-term medical/professional tenant base provides stable cash flow
- Ideal headquarters for healthcare, dental, legal, accounting, wealth management, or professional service firms
- Renovated common areas and elevator-served building
- Excellent parking ratio with 111 surface spaces
- Strong long-term real estate ownership opportunity in Centennial

INVESTMENT HIGHLIGHTS

- Stable in-place rental income
- Opportunity to increase occupancy and NOI
- Diversified medical and professional tenancy
- Strong demographics supporting long-term leasing demand
- Well-maintained asset with proven tenant retention

PROPERTY OVERVIEW

PROPERTY DETAILS

Address	8120 S. Holly Street, Centennial, CO 80122
Building Type	Medical, Dental & Professional Office
Building SF	24,738 SF
Lot Size	1.77 Acres (77,078 SF)
Year Built / Renovated	1985 / 2013
Number of Stories	Two (2)
Parking	4.49/1,000 SF 111 Surface; Covered Spaces Available
Total Occupancy	79%
Number of Units	11 Occupied / 15 Total
Zoning	PUD: BP35 (Business Park 35)
County	Arapahoe
Taxes	\$106,326.71





LOT 2
2-STORY BRICK/FRAME BLDG ON CONC.
POSTED ADDRESS: 8120 SOUTH HOLLY ST.

Property Boundaries (Bearing and Distance):
 Top: N89°42'02"E 385.82' (C)
 Top: N89°47'04"E 386.29' (P)
 Right: S19°54'16"E 196.69' (C)
 Right: S19°45'00"E 196.69' (P)
 Bottom: N89°57'33"W 452.74' (C)
 Bottom: S89°55'42"E 452.99' (P)
 Left: N00°00'44"W 182.60' (C)
 Left: N0°04'18"E 183.09' (P)

Easements:
 30' ACCESS EASEMENT (P)
 30' ACCESS EASEMENT BK 8056 PG 64
 WATER DISTRICT EASEMENT BK 8064 PG 296
 EMERGENCY ACCESS EASEMENT BK 8056 PG 72
 8' UTILITY EASEMENT BK 4620 PG 340
 6" GAS EASEMENT (P)
 8' UTILITY EASEMENT BK 4620 PG 340

Structures and Features:
 2-STORY BRICK/FRAME BLDG ON CONC.
 CONC. WALL
 WOOD WALL
 BRICK WALL
 HANDRAIL
 STAIRS
 TRASH ENCLOSURE BRICK WALLS
 SIGN WALL
 ROCK WALL
 FOUND #5 REBAR
 FOUND #5 REBAR WITH 1 1/4" WITH YELLOW PLASTIC CAP "LINN INC PLS 14112"
 15" RCP
 CONC. WALL 2.7' WEST & 1.8' EAST
 8 REG. SPACES
 21 REG. SPACES
 25 REG. SPACES
 15 REG. SPACES
 18 REG. SPACES
 5 HC SPACES

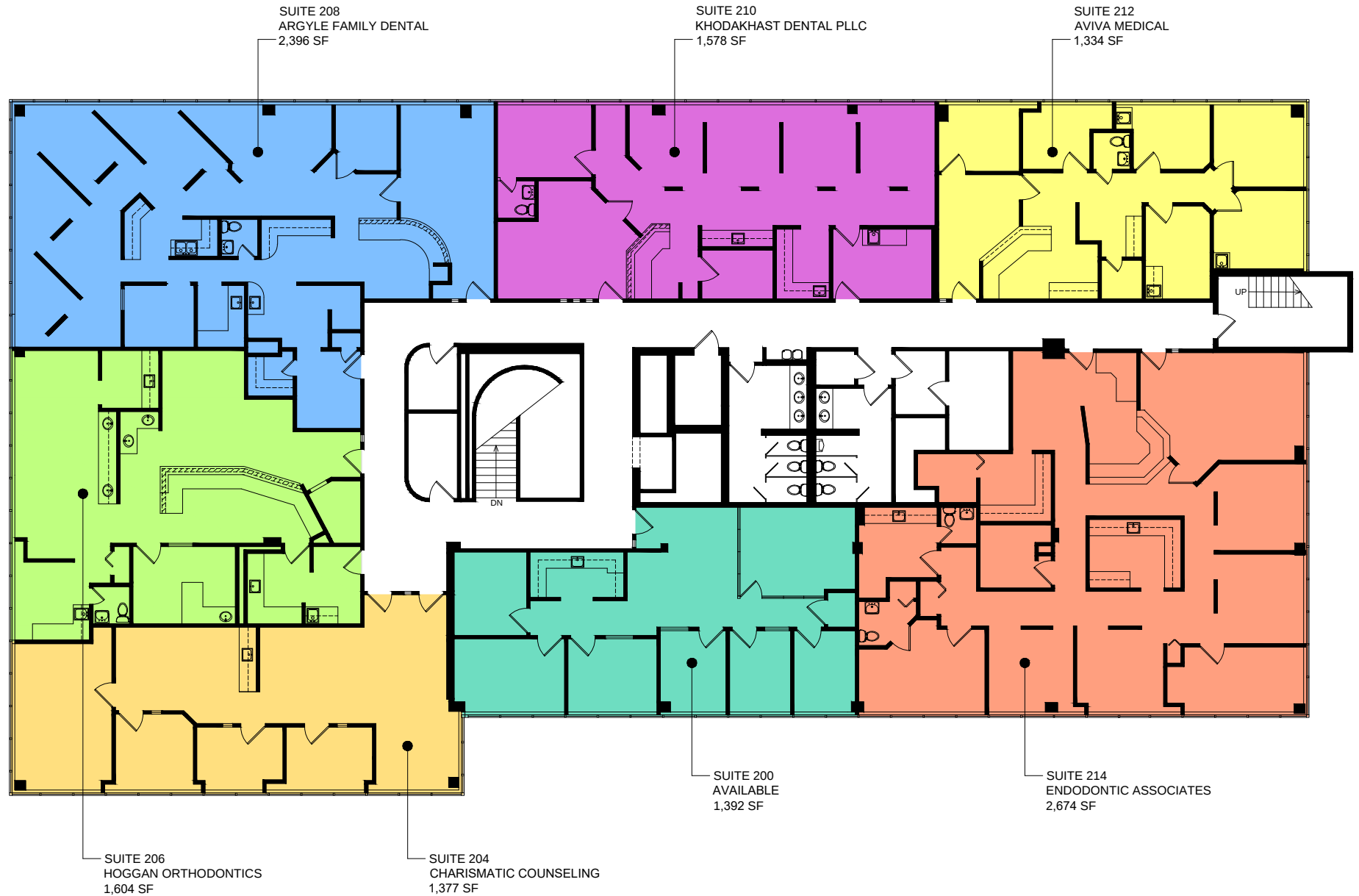
Utilities and Other:
 FIRE HYD ELECT VAULT
 WATER VALVE
 WATER MH
 IRRIG VALVE
 ELECT PANEL
 CABLE VAULT
 CABLE RAISER
 2-TL RAISER
 (SEE NOTE 17)
 FNC ON LINE ±
 0.4'



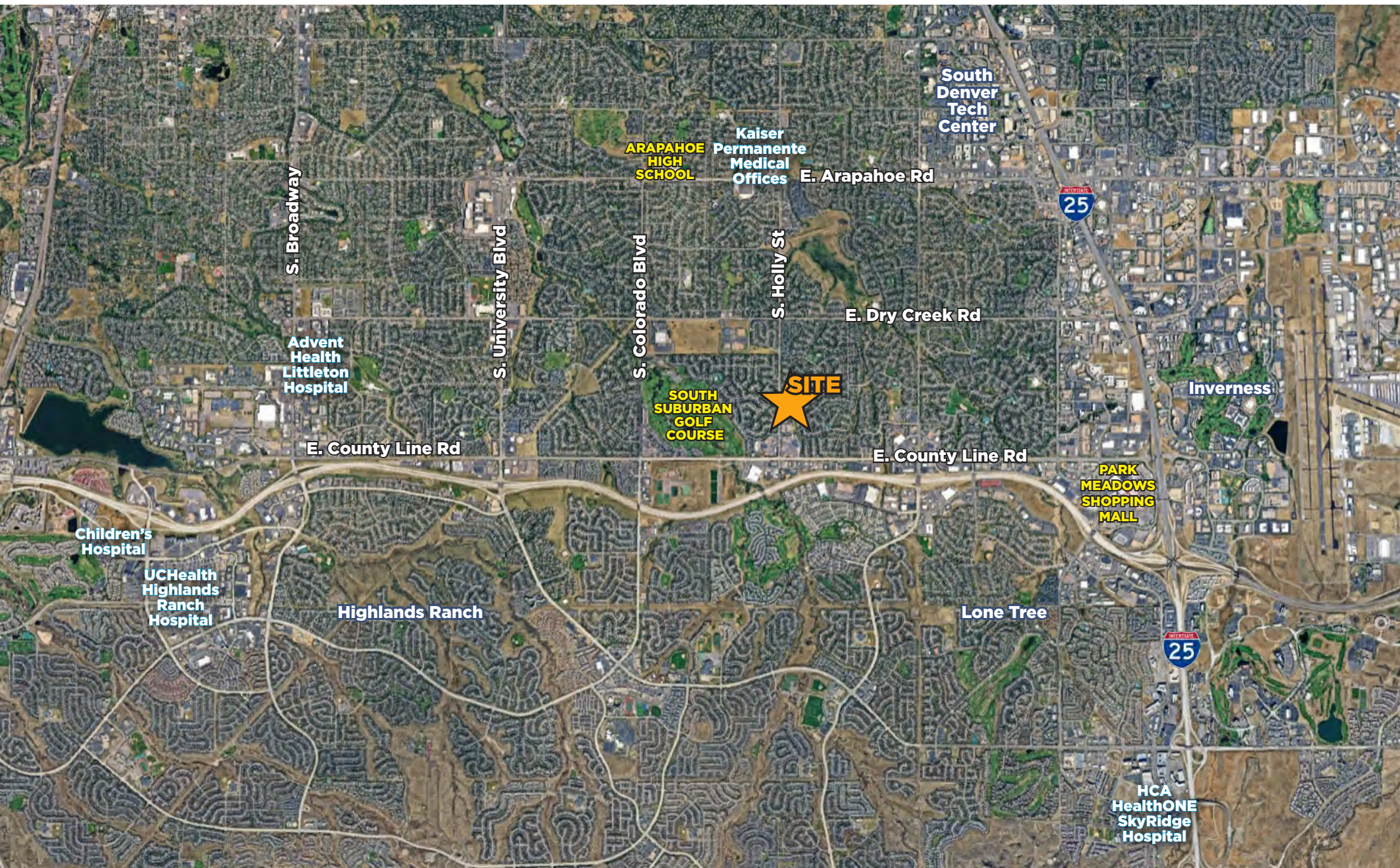
FIRST FLOOR FLOORPLAN



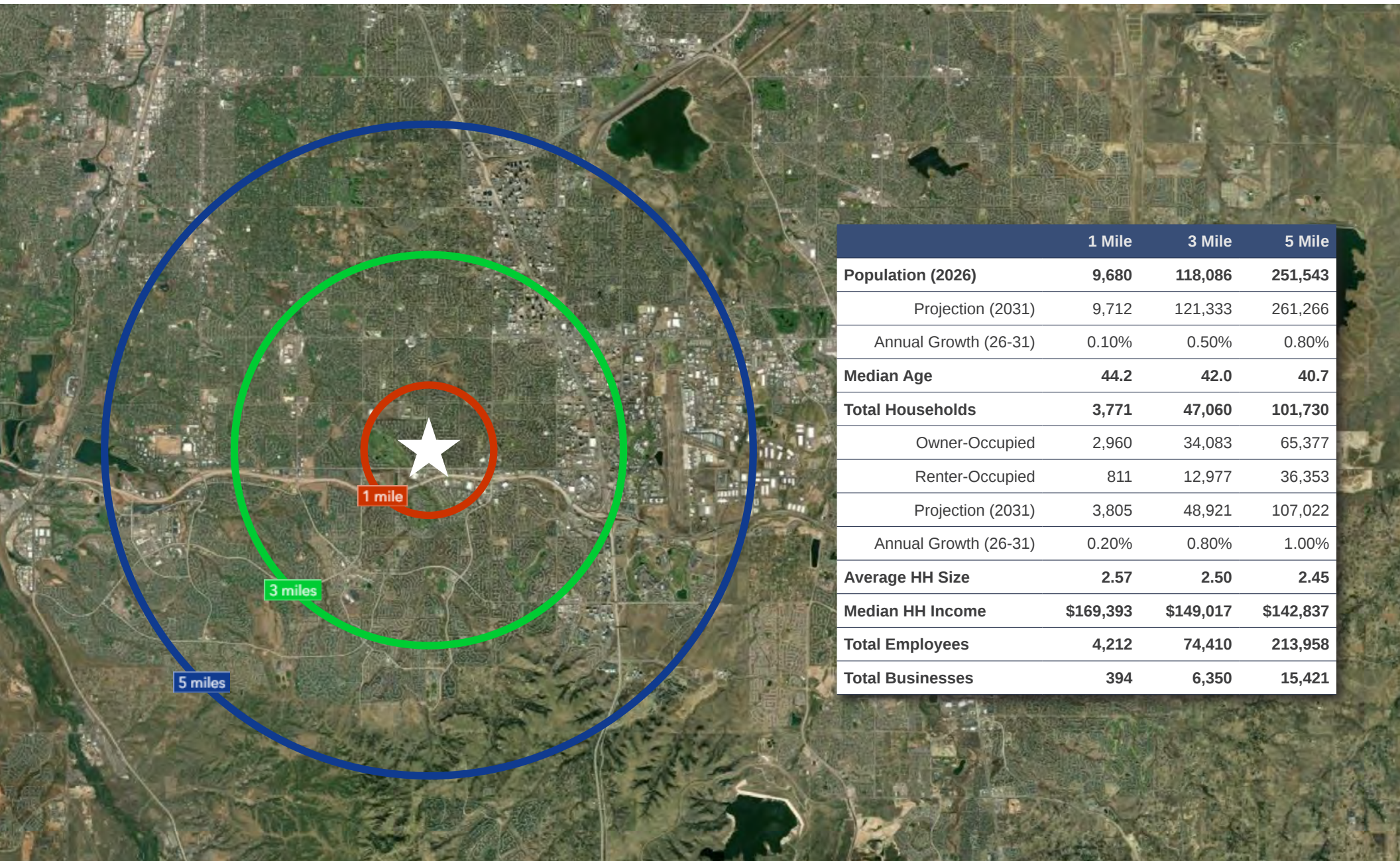
SECOND FLOOR FLOORPLAN



LOCATION OVERVIEW



AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population (2026)	9,680	118,086	251,543
Projection (2031)	9,712	121,333	261,266
Annual Growth (26-31)	0.10%	0.50%	0.80%
Median Age	44.2	42.0	40.7
Total Households	3,771	47,060	101,730
Owner-Occupied	2,960	34,083	65,377
Renter-Occupied	811	12,977	36,353
Projection (2031)	3,805	48,921	107,022
Annual Growth (26-31)	0.20%	0.80%	1.00%
Average HH Size	2.57	2.50	2.45
Median HH Income	\$169,393	\$149,017	\$142,837
Total Employees	4,212	74,410	213,958
Total Businesses	394	6,350	15,421

DISCLAIMER

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.



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