

Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM
3595 S TELLER STREET
LAKEWOOD, CO 80235

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LAKEWOOD, CO 80235

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MNET ACTIVITY ID: ZAG0050424

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SECTION

1

EXECUTIVE
SUMMARY

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3595 S TELLER STREET

LAKEWOOD, CO 80235

\$2,299,000

SALES PRICE

PRICE/SF: \$92.99

YEAR BUILT: 1981

LOT SIZE: 1.15 ACRES

BUILDING SIZE: ±28,060 SF OVER 4 FLOORS (36,152/SF TOTAL INCLUDING PARKING STRUCTURE)

AVAILABLE SPACE: ±9,202 SF (FULL 4TH-FLOOR SUITE) AND 2,086 SF (3RD FLOOR SUITE)

BUILDING CLASS: B - CONSTRUCTED IN 1981

PARKING RATIO: 4 SPACES PER 1,000 SF (~102 SPACES)





THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present Academy Plaza 4, located at 3595 S. Teller Street, which is a landmark Class B, four-story office building totaling 28,060/SF (24,722 RBA) on a 1.15-acre campus. Built in 1981 and strategically positioned at the northwest corner of Teller & Jefferson, this property benefits from exceptional visibility and ingress/egress to Hwy 285 and Wadsworth Blvd. The building currently has 9,202 SF and 2,086 SF available for lease and includes covered parking and balconies — offering immediate expansion potential for users and investors. The current owner is open to entering into a short-term leaseback agreement during their relocation process, thereby providing the purchaser with a defined period of income generation.

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PROPERTY HIGHLIGHTS



Property Features:

- Located Within the Academy Park Business Campus and Branded As “Academy Plaza 4” - A Recognized Professional Office Destination
- Covered Parking and Exterior Balconies Enhance Tenant Amenities
- Excellent Vehicular Access via Major Arterials (Hwy 285, Wadsworth Blvd, Teller, Jefferson)
- Walk Score: 35 (Car-dependent); Transit Score: 35 (Some Transit); Bike Score: 32 (Somewhat Bikeable)



Lease Opportunity & Tenant Profile:

- 9,202 SF Full-floor Lease Ideal for Medical or Mid-Size Corporate Tenants Seeking Cohesive Space with Full Build-out
- Partial Floor Options 2,086 SF 3rd Floor Suite



Location & Market Dynamics:

- Situated In Lakewood's 80235 Submarket, A Dense Professional/Medical Corridor Adjacent to Southwest Plaza Retail Center
- Close Proximity to King Soopers, Denny's, Red Robin, Chipotle, Multiple Hotels - Enhancing Worksite Amenities
- Strong Access to Transit and Major Roadways, Supporting Regional Employee Catchment



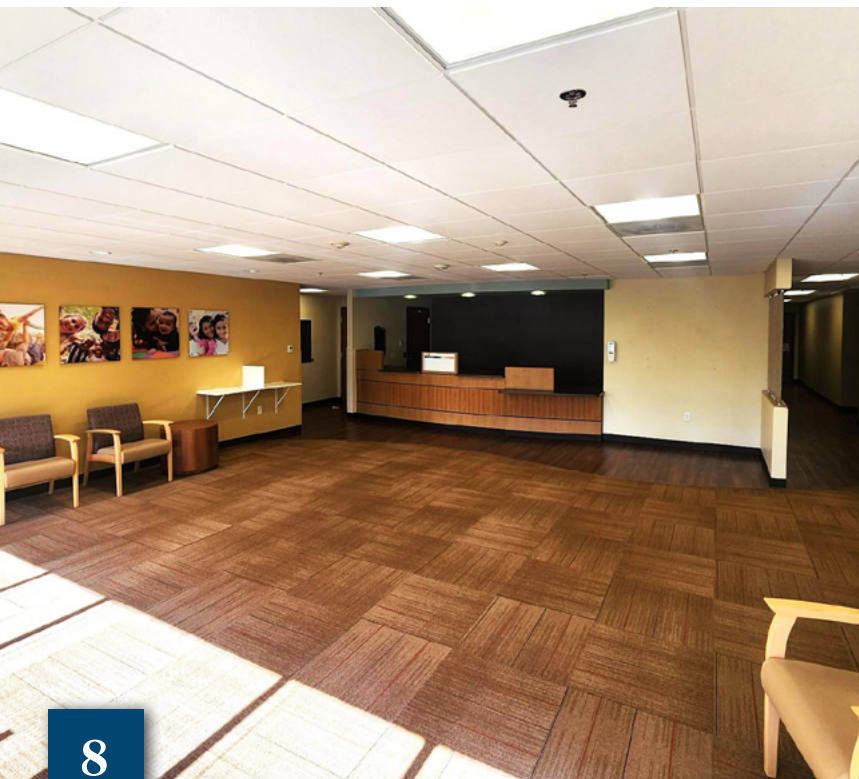
Investment & Tenant Uses:

- Ideal For Professional, Tech, Or Medical Users Seeking a Fully Built-out, Class B Office Setting
- Opportunity For Owner-users Or Investors to Secure Long-term Leases or Rebrand Available Space
- Presence Of Healthcare Co-Tenancy Makes Space Suitable for Medical/Professional Conversions

AERIAL PHOTOS



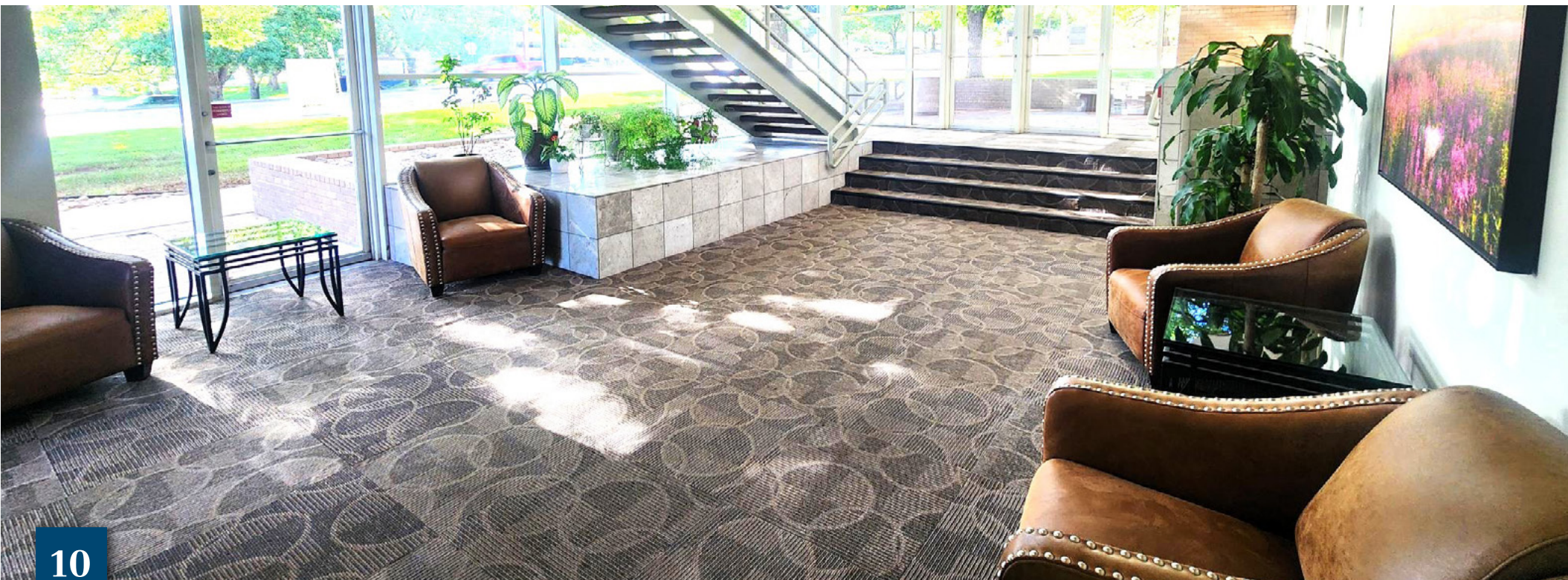
INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



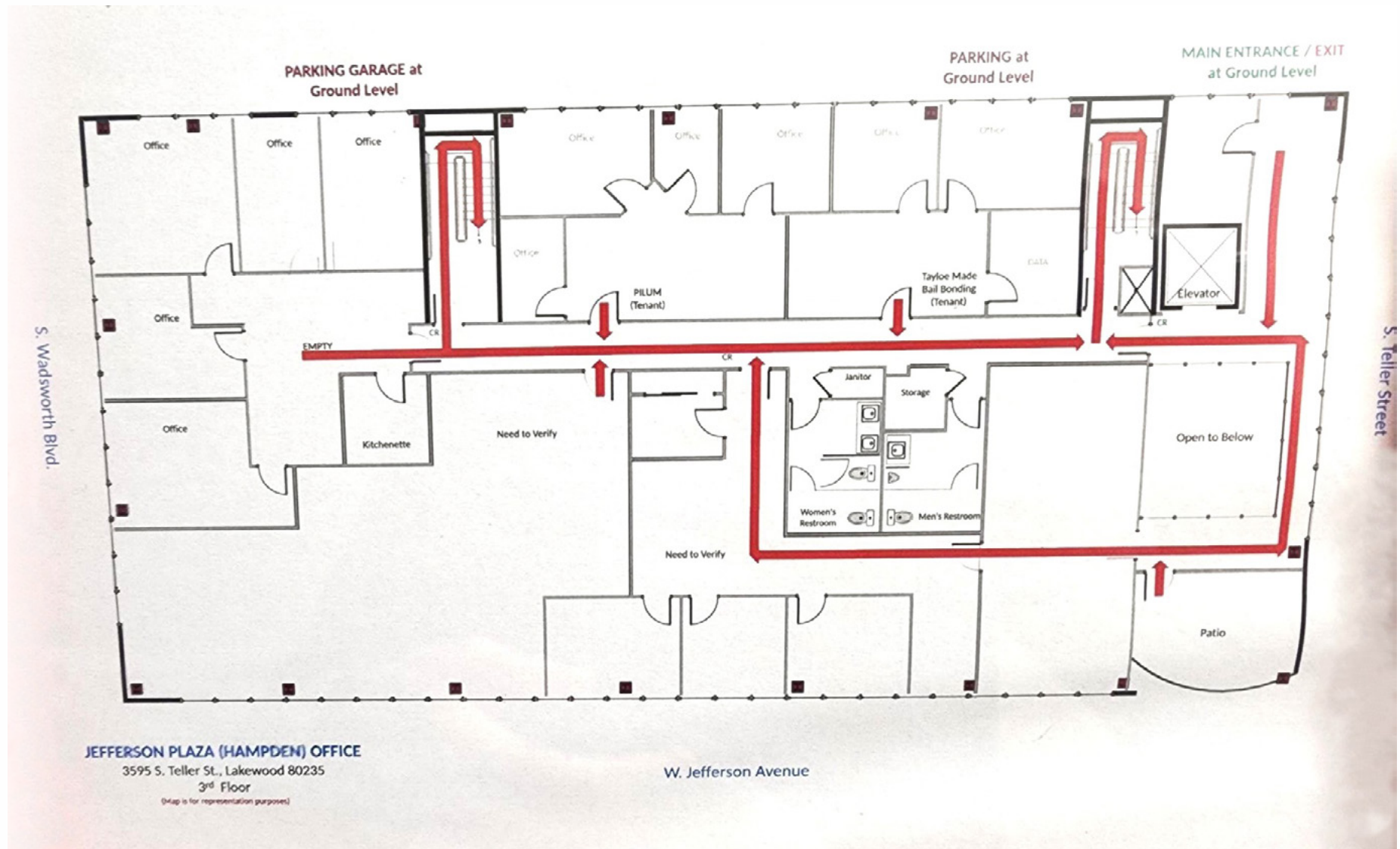
EXTERIOR PHOTOS



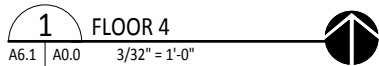
2ND FLOOR PLAN



3RD FLOOR PLAN



14



SHEET
A0.0

SECTION

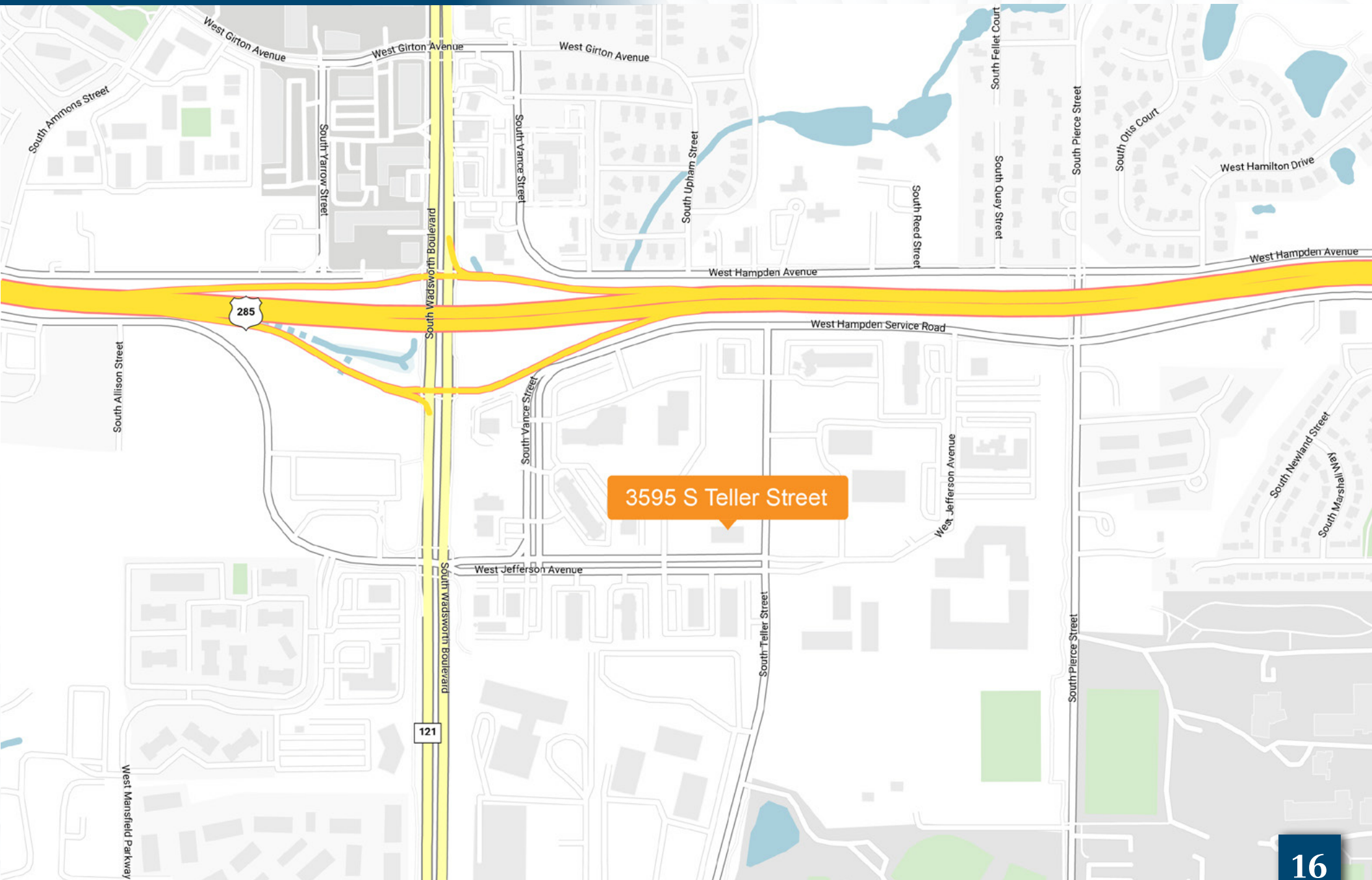
2

STRATEGIC LOCATION

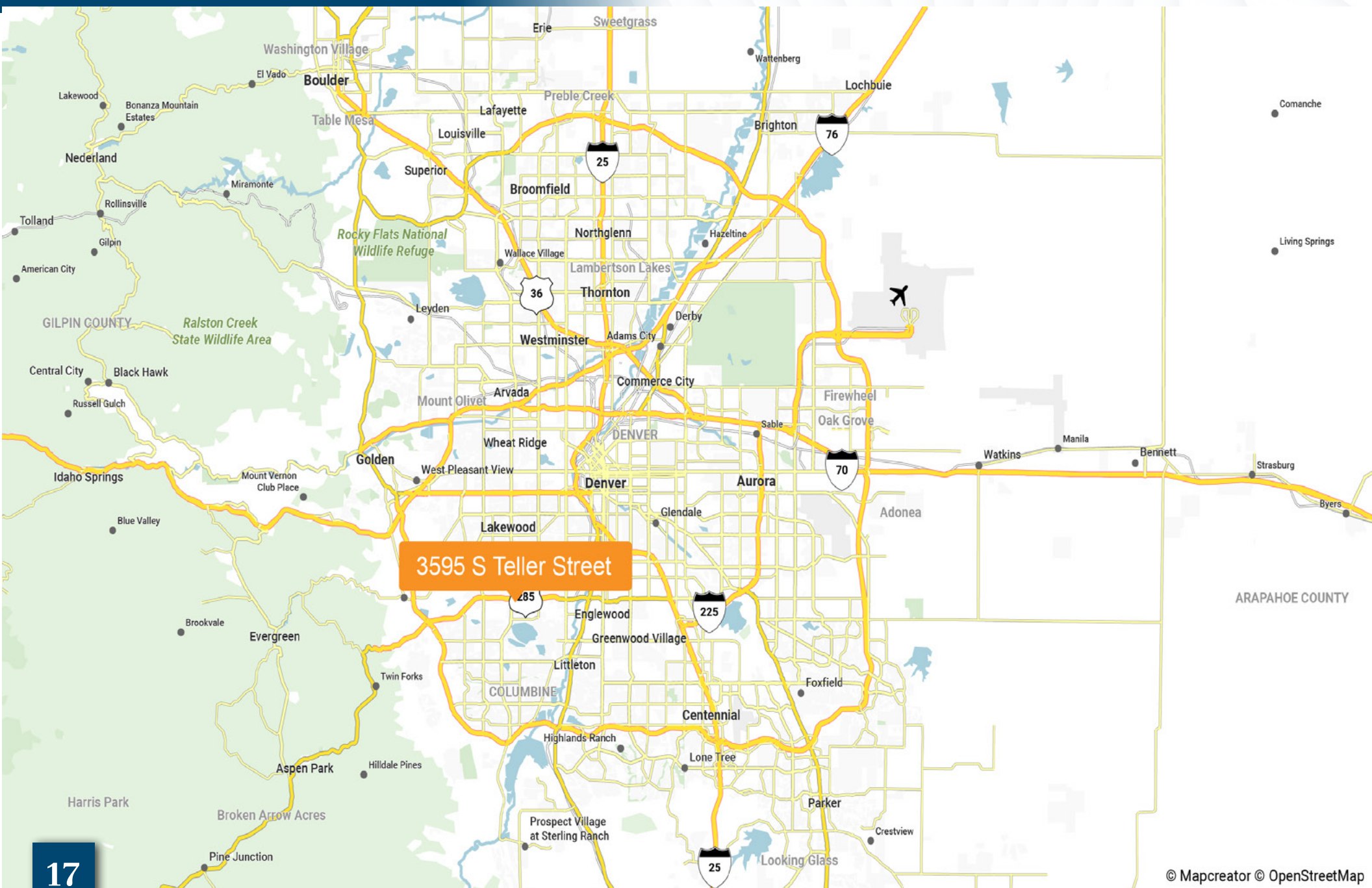
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LOCAL MAP



REGIONAL MAP



RETAILER MAP





MARKET OVERVIEW

LAKEWOOD, CO

The investment property is in Lakewood, Colorado, part of the Denver-Aurora-Lakewood metro and is one of the area's most appealing targets for office investment and development. Over 324,000 residents are located within a five-mile radius of the property, and that highly educated population is expected to increase by 1.9 percent over the next five years. Economic trends emphasizing the city's strong fundamentals include the median household income of \$76,080, in line with the national average, and the low unemployment rate of 3.0 percent. Top employers representing the government, healthcare and finance sectors serve as anchors for the city's thriving economy. The Denver Federal Center, a large government office campus, is the area's leading employer and supports over 8,000 local jobs. Other major employers include the Jefferson County School District, the State of Colorado, and St. Anthony Medical Campus. Additionally, Lakewood is an attractive destination for office investment thanks to the city's strong regional connectivity. Located just 8 miles from Downtown Denver, the city is well-connected to the entire metro via nearby throughfares like Interstate 70 and Interstate 25. These factors position Lakewood as a prime target for office investment within the Denver metro area.

HIGHLIGHTS:

- *Highly Educated Population Projected to Grow 2.8 Percent by 2029*
- *Stable Economic Activity Underpinned by Low Unemployment*
- *Anchored by Major Employers in Government, Healthcare, and Finance*
- *Exceptional Regional Connectivity to Downtown Denver and the Entire Metro Area*

LAKEWOOD, CO

DEMOGRAPHICS

12,598

2024 POPULATION
WITHIN 1 MILE

113,500

2024 POPULATION
WITHIN 3 MILES

318,230

2024 POPULATION
WITHIN 5 MILES

36.0

MEDIAN AGE
WITHIN 1 MILE

\$93,698

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$116,943

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

6,171

2024 TOTAL HOUSEHOLDS
WITHIN 1 MILE

48,834

2024 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.0

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE



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:

3595 S Teller Street, Lakewood, CO 80235

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

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