

OFFERING MEMORANDUM



INVESTMENT ADVISORS



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NORTHPEAK®
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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

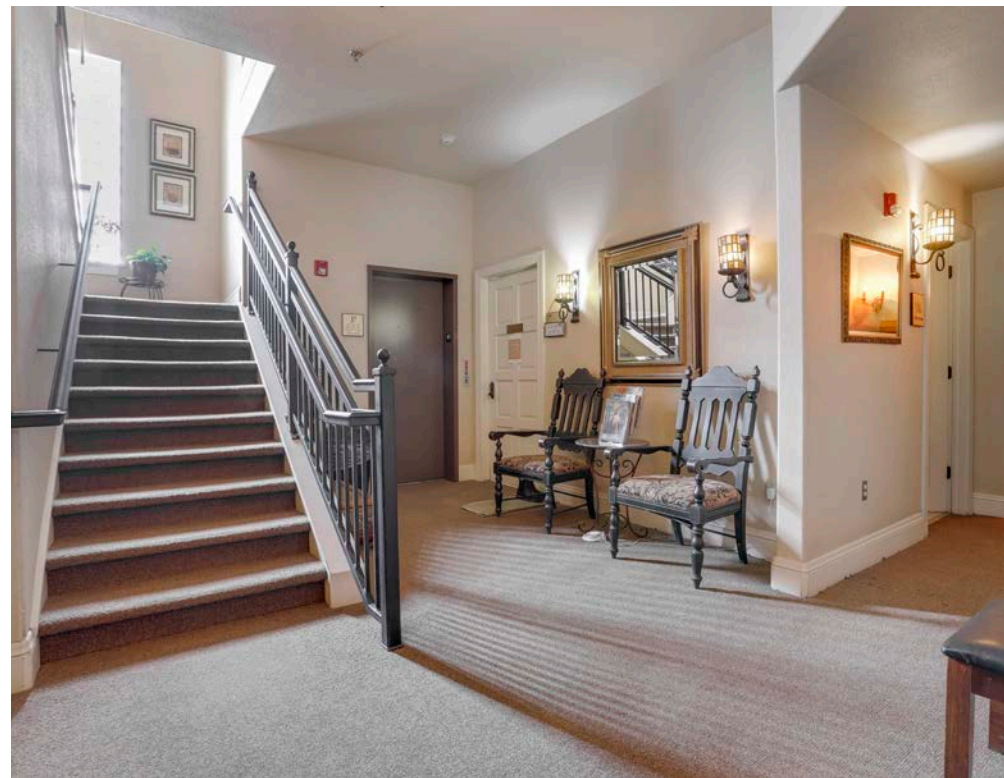
Address	750 E 9th Ave. Denver, CO 80203
Price	\$1,900,000
Building Size	6,250 SF
Lot Size	0.14 AC
Building Type	Office

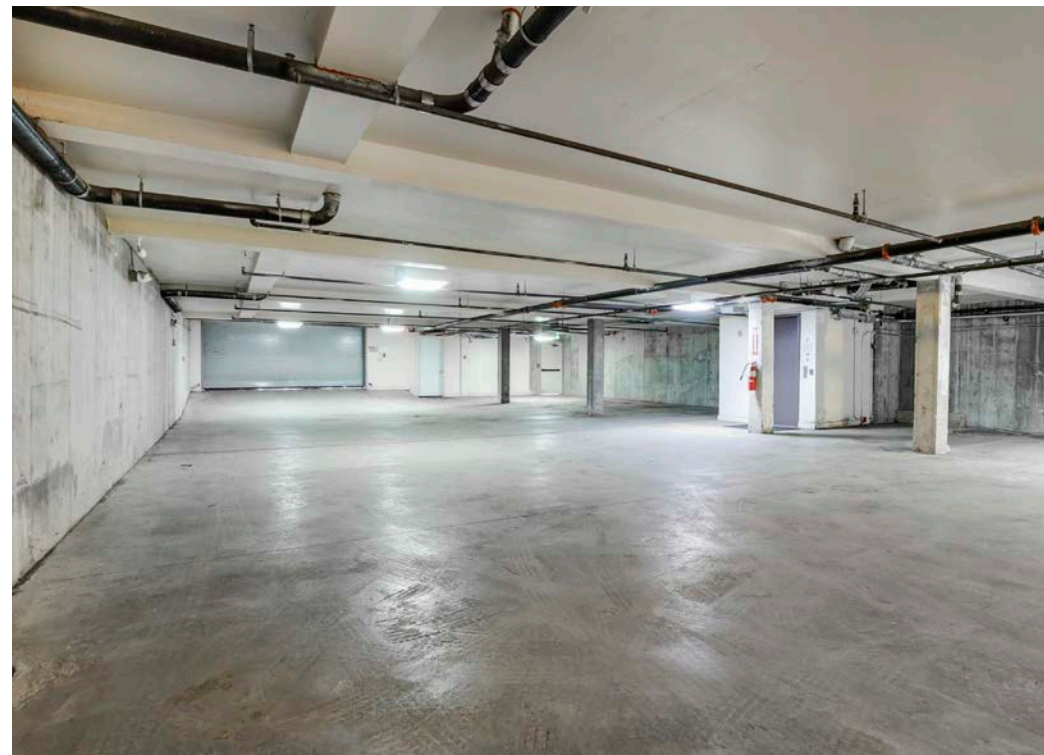
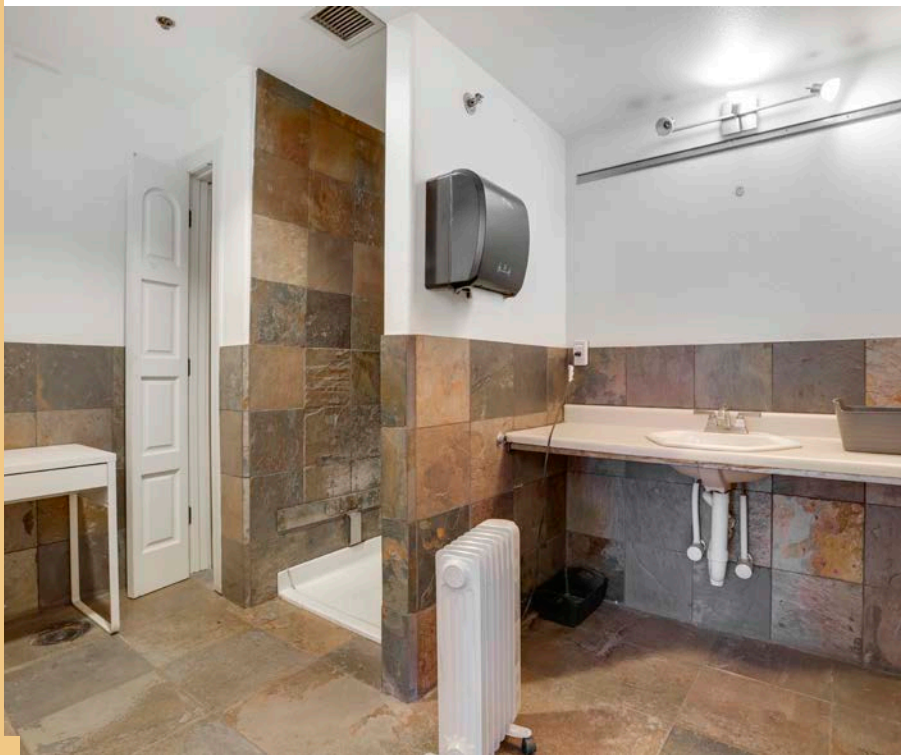
PROPERTY HIGHLIGHTS

- Highly Desirable Location. Close proximity to Cheesman Park
- Diverse Tenant Mix: 21 health, wellness, and professional service tenants
- Rare Underground Parking. 9 spaces with additional parking agreement just East of the building
- Modern Construction: Built in 2002

750 E 9th Ave is a 6,250 SF medical office building located in the highly desirable Capitol Hill neighborhood of Denver. Built in 2002, the property is well-maintained and features underground parking, a rare and valuable amenity in this dense urban area. The building is currently leased to 21 tenants, offering a diverse mix of medical professionals and service providers. Positioned just steps from Cheesman Park, this property benefits from a prime location with strong demand for medical and professional office space.





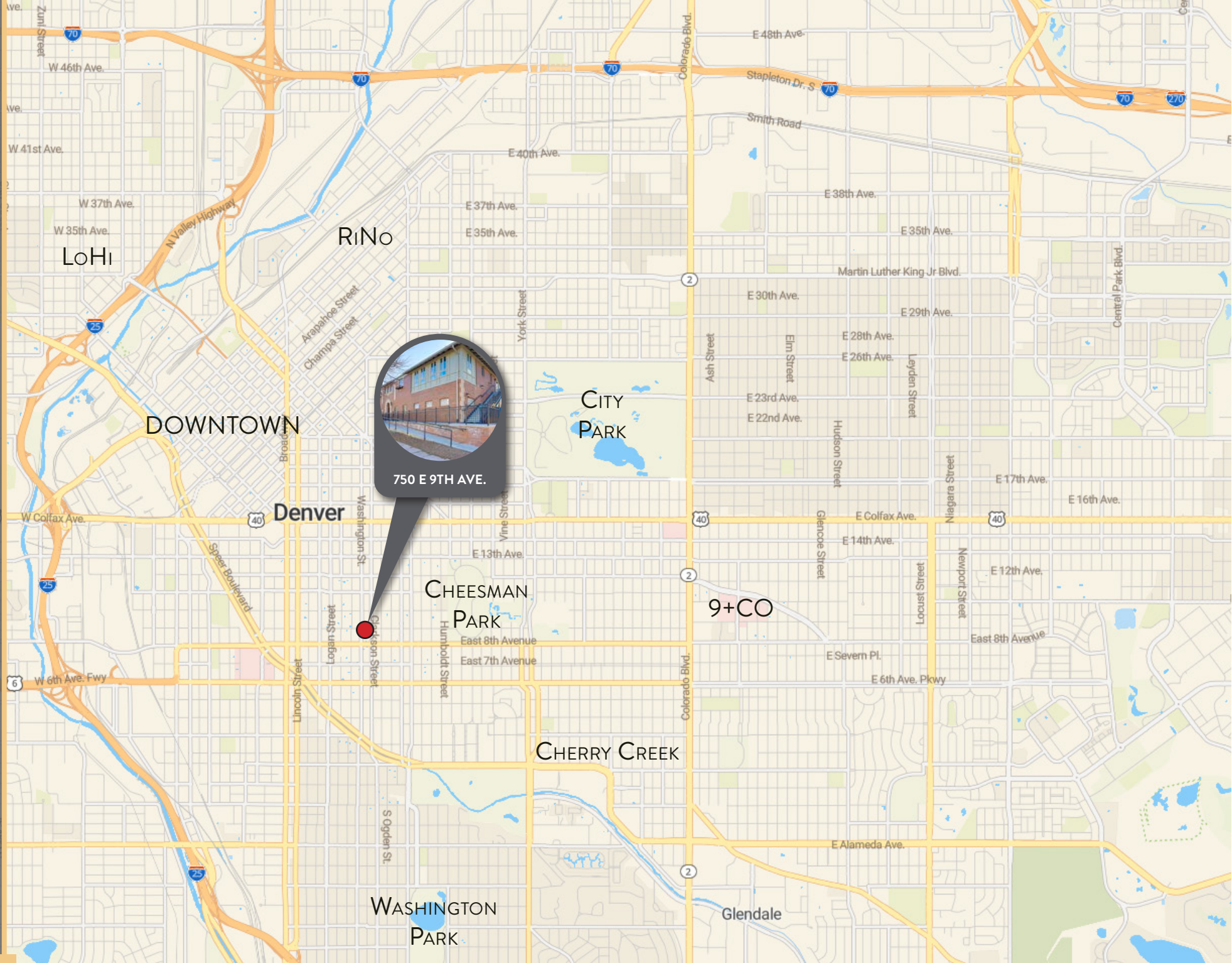




LOCATION OVERVIEW



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750 E 9TH AVE.



CHEESMAN PARK

Cheesman Park is the gathering spot for the residents of Capitol Hill, and on any given day you can find volleyball nets, artists, picnics and more. Walkers, runners and cyclists enjoy the views of downtown and the amazing homes that encircle the park.

Located on the east side of the park are the Denver Botanic Gardens. The Botanic Gardens are open year-round and are known for the peaceful aesthetics of the gardens, as well as their summer concert series, holiday light displays and educational programs.

A tranquil residential area, Cheesman Park centers on its namesake green space, with expansive lawns, shady jogging trails, a dramatic neoclassical pavilion, and regularly scheduled events. Just east of the park, Denver Botanic Gardens features themed areas and an amphitheater for popular summer concerts. Casual pizzerias, relaxed coffeehouses and hip craft-cocktail bars dot the streets around the park.

Walk Score
87

WALKER'S PARADISE

Daily errands do not require a car

Transit Score
57

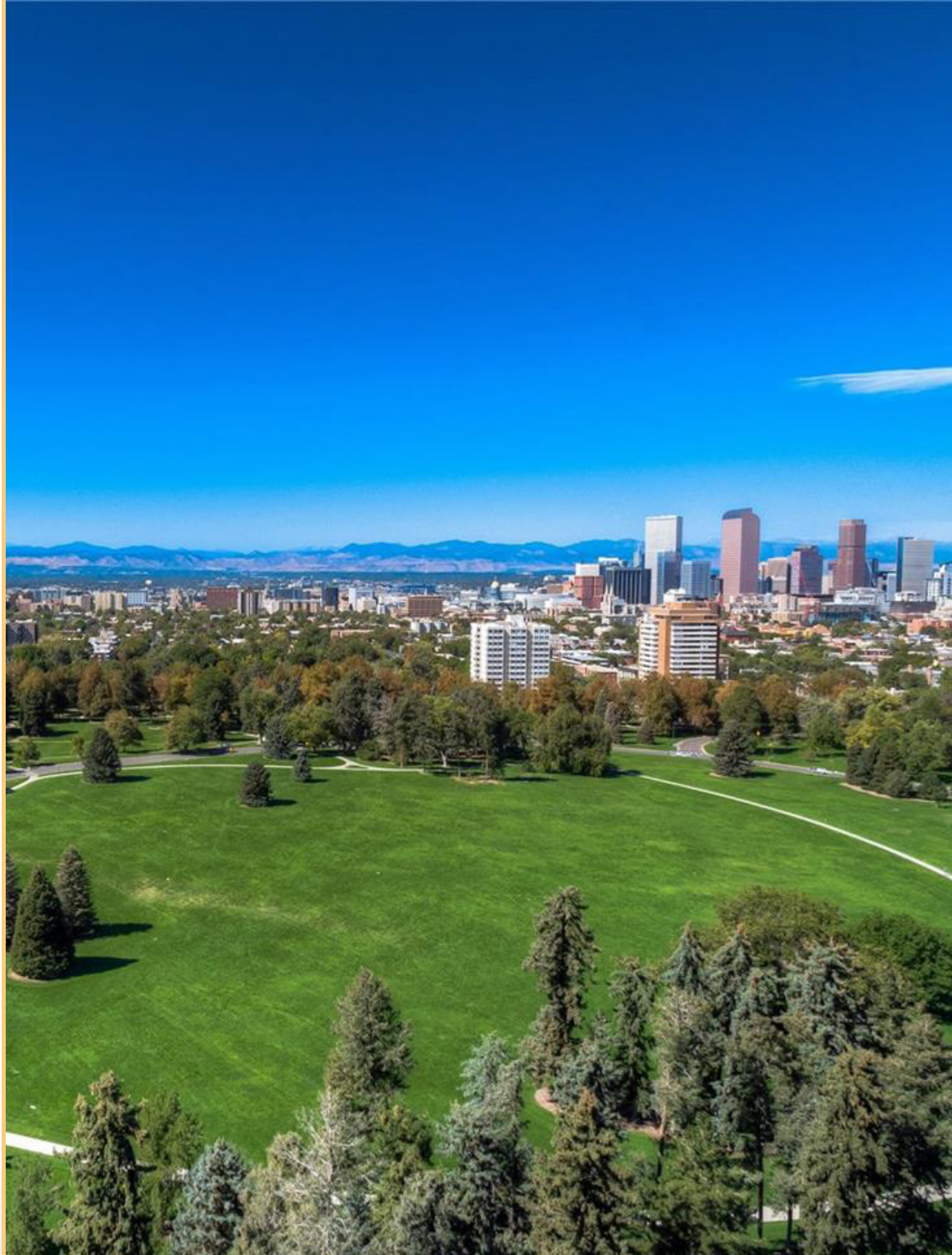
EXCELLENT TRANSIT

Transit is convenient for most trips

Bike Score
99

BIKER'S PARADISE

Daily errands can be accomplished on a bike





TENANT SUMMARY



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TENANT SUMMARY

TENANT	GLA	% GLA	START DATE	END DATE	LEASE TERM	YEARS REMAIN	CURRENT ANNUAL RENT	CURRENT MONTHLY RENT	LEASE TYPE	EXP. PSF	EXP. TOTAL
Tenant 1	157	2.51%	01/01/23	12/31/25	3.0	0.8	\$11,160	\$930	MG	\$3.82	\$600
Tenant 2	151	2.42%	09/01/21	08/31/26	5.0	1.5	\$10,080	\$840	MG	\$5.56	\$840
Tenant 3	167	2.67%	10/20/22	10/31/25	3.0	0.6	\$10,920	\$910	MG	\$4.67	\$780
Tenant 4	170	2.72%	01/01/21	12/31/27	7.0	2.8	\$11,776	\$981	MG	\$6.80	\$1,156
Tenant 5	187	2.99%	09/01/22	08/31/25	3.0	0.5	\$11,700	\$975	MG	\$4.17	\$780
Tenant 6	123	1.97%	01/01/24	12/31/24	1.0	(0.2)	\$8,400	\$700	MG	\$0.00	\$0
Tenant 7	176	2.82%	10/15/22	10/31/25	3.0	0.6	\$9,900	\$825	MG	\$4.43	\$780
Tenant 8	144	2.30%	04/01/24	03/31/26	2.0	1.1	\$9,000	\$750	MG	\$5.42	\$780
Tenant 9	88	1.41%	07/20/09	06/30/29	20.0	4.3	\$6,540	\$545	MG	\$0.00	\$0
Tenant 10	142	2.27%	06/01/24	05/31/26	2.0	1.2	\$9,000	\$750	MG	\$5.49	\$780
Tenant 11	200	3.20%	10/01/20	05/31/25	4.7	0.2	\$13,673	\$1,139	MG	\$6.39	\$1,278
Tenant 12	700	11.20%	10/01/20	04/30/26	5.6	1.1	\$22,960	\$1,913	MG	\$6.86	\$4,802
Tenant 13	203	3.25%	01/01/20	12/31/25	6.0	0.8	\$11,700	\$975	MG	\$5.79	\$1,175
Tenant 14	164	2.62%	01/01/23	05/31/25	2.4	0.2	\$10,332	\$861	MG	\$6.50	\$1,066
Tenant 15	172	2.75%	02/01/22	02/28/27	5.1	2.0	\$10,740	\$895	MG	\$5.58	\$960
Tenant 16	184	2.94%	06/01/22	05/31/27	5.0	2.2	\$11,460	\$955	MG	\$3.91	\$719
Tenant 17	156	2.50%	02/01/24	01/31/26	2.0	0.9	\$10,056	\$838	MG	\$7.31	\$1,140
Tenant 18	144	2.30%	04/09/12	06/30/27	15.2	2.3	\$8,016	\$668	MG	\$6.58	\$948
Tenant 19	129	2.06%	03/01/22	03/31/26	4.1	1.1	\$7,680	\$640	MG	\$4.65	\$600
Tenant 20	103	1.65%	12/01/23	11/30/25	2.0	0.7	\$7,920	\$660	MG	\$7.57	\$780
Vacant	800	12.80%			N/A	MTM	\$24,000	\$2,000	MG	\$6.00	\$4,800
Common Area	1,790	28.64%			N/A	MTM	\$0	\$0	MG	\$0.00	\$0
VACANT		800	12.8%	\$5.30	\$52,000		\$24,000	\$2,000		\$6.00	\$4,800
OCCUPIED		5,450	87.2%		\$277,040		\$213,013	\$17,751		\$5.08	\$19,963
TOTAL		6,250	100.0%		\$329,040		\$237,013	\$19,751		\$5.12	\$24,763

PROPERTY EXPENSES

EXPENSES	CURRENT	PER SF
Real Property Tax	\$59,841	\$9.57
Insurance	\$18,295	\$2.93
CAM	\$87,854	\$14.06
Management Fee (9.23% of EGI)	\$22,330	\$3.57
TOTAL EXPENSES	\$188,320	\$30.13

COMPARABLE SALES & LISTINGS



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**SUBJECT PROPERTY**

750 E 9th Ave., Denver, CO

Sale Date	JUST LISTED
List Price	\$1,900,000
Building Size	6,250 SF
Lot Size	0.14 AC
Price/SF	\$304

857 Grant St
Denver, CO 80203

#1

Sale Date	Jan-25
Sale Price	\$2,400,000
Building Size	7,191 SF
Lot Size	0.22 AC
Price/SF	\$333.75

1825 York St
Denver, CO 80206

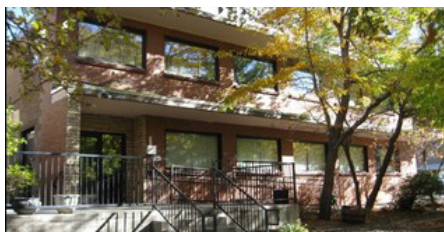
#2

Sale Date	Aug-24
Sale Price	\$1,623,504
Building Size	5,684 SF
Lot Size	0.16 AC
Price/SF	\$285.63

1700 E 17th Ave
Denver, CO 80218

#3

Sale Date	Oct-23
Sale Price	\$2,300,000
Building Size	6,105 SF
Lot Size	0.24 AC
Price/SF	\$376.74

1634 Downing St
Denver, CO 80218

#4

Sale Date	May-23
Sale Price	\$2,040,000
Building Size	8,360 SF
Lot Size	0.28 AC
Price/SF	\$244.02

220 Josephine St
Denver, CO 80206

#5

Sale Date	Mar-23
Sale Price	\$2,588,459
Building Size	9,680 SF
Lot Size	0.24 AC
Price/SF	\$267.40

**SUBJECT PROPERTY**

750 E 9th Ave., Denver, CO

Sale Date	JUST LISTED
List Price	\$1,900,000
Building Size	6,250 SF
Lot Size	0.14 AC
Price/SF	\$304

1600 Pennsylvania St
Denver, CO 80203

#1

Days on Market	139
List Price	\$1,900,000
Building Size	7,215 SF
Lot Size	0.09 AC
Price/SF	\$263.34

730 Kalamath St
Denver, CO 80204

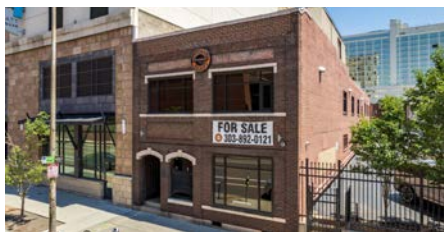
#2

Days on Market	40
List Price	\$2,550,000
Building Size	6,451 SF
Lot Size	0.43 AC
Price/SF	\$395.29

851 Clarkson St
Denver, CO 80218

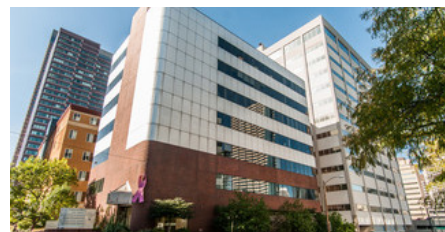
#3

Days on Market	133
List Price	\$1,995,000
Building Size	6,339 SF
Lot Size	0.38 AC
Price/SF	\$314.72

1336 Glenarm Pl
Denver, CO 80204

#4

Days on Market	14
List Price	\$1,950,000
Building Size	6,250 SF
Lot Size	0.14 AC
Price/SF	\$312.00

140 E 19th Ave
Denver, CO 80203

#5

Days on Market	144
List Price	\$1,950,000
Building Size	6,000 SF
Lot Size	0.22 AC
Price/SF	\$325.00

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 750 E 9th Ave., Denver, CO 80203 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



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