PROPERTY BRIEF

2420 Alcott Street

Denver, Colorado 80211

Owner-User & Longer-Term Hold Strategy

Prepared by

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IMPORTANT DISCLOSURE

The information contained in this brief is provided as a directional courtesy to assist qualified prospective buyers in their preliminary evaluation of this property. It is not a warranty, representation, or guarantee of any kind. All information has been obtained from sources believed to be reliable but has not been independently verified by the listing brokers. Figures, projections, estimates, and characterizations are provided for informational purposes only and are subject to change without notice.

Every prospective buyer is solely responsible for conducting independent due diligence, analysis, investigation, and verification with respect to the property, its condition, its zoning, its title, its environmental status, its financial performance, and any other matter relevant to their occupancy or investment decision. No reliance should be placed on this brief as a substitute for independent professional advice from attorneys, engineers, architects, environmental consultants, financial advisors, or other qualified professionals.

By reviewing this brief, the prospective buyer acknowledges and agrees that the listing brokers, Josh Jackson and Les Pfenning of LIV Sotheby's International Realty, and their affiliated entities, shall not be liable for any loss, damage, or expense arising from reliance on the information contained herein. The buyer releases the listing brokers from any and all claims arising from the use of this brief.

INTRODUCTION: WHO THIS BRIEF IS FOR

You are reading this because you are evaluating 2420 Alcott Street as a potential home for your business. A place to own rather than lease. A place to build equity rather than write rent checks. A base in one of Denver's most strategically located, zoning-advantaged corridors.

This brief is not a traditional offering memorandum. It is a diligence-grade document designed to give any qualified owner-user everything needed to understand the acquisition: what the property is, what it costs, how to structure the purchase, and why the underlying land makes this more than a facilities decision. It is a strategic one.

The building at 2420 Alcott is a real, functioning, well-maintained property. It is ready for occupancy. It sits on 0.511 acres of C-MX-12 zoned land — Denver's most permissive commercial mixed-use designation — one block from Interstate 25, in a neighborhood that institutional capital has confirmed and continues to invest in at scale.

This brief is organized as follows:

- A complete diligence-caliber summary of everything being acquired: land, building, zoning, title, geotechnical, operating data, and environmental. Nothing is withheld.
- A clear picture of the owner-user opportunity: building configuration, permitted uses under C-MX-12, capital structure including SBA 504, and what a long-term headquarters here actually looks like.
- A brief account of the embedded land optionality. The underlying zoning permits a 12-story tower by right, which sets an independent floor on land value that will appreciate with the corridor. This is the backstop, not the headline.
- Location context: what is already happening within one mile that makes the land increasingly valuable regardless of when or whether you redevelop.
- Pricing, terms, and capital structure options, including the seller's willingness to engage creatively.
- A diligence package index and contact information for next steps.

Read it in full. Ask hard questions. We will answer them directly.

PROPERTY AT A GLANCE

Property Address	2420 Alcott Street, Denver, Colorado 80211
Transaction Type	Investment Sale — Fee Simple
Asking Price	$3,295,000
Price per SF (Assembled Land)	$148/SF (±22,276 SF total assemblage)
Price per SF (Buildable Core)	$226/SF (±14,560 SF after utility easements)
Total Site Area	±22,276 SF / 0.511 acres
Buildable Core	±14,560 SF (after retained City utility easement area)
Building Size	±8,795 SF gross (three levels: two floors plus lower level)
Year Built	1974 — Cab Childress construction
Construction	Brick with steel frame
Zoning	C-MX-12 (Commercial Mixed-Use, 12-story by right)
Zoning Authority	City and County of Denver
Building Height By Right	12 stories
Enhanced Height Pathway	Up to ~16 stories via Expanding Housing Affordability (EHA) overlay — subject to CPD written confirmation
Occupancy	100% vacant — immediately available for owner-occupancy
Surface Parking	±30 spaces (on-site, surface)
HVAC	Replaced 2022
Roof	Replaced 2022
Title Holder	McLaughlin Enterprises, LLLP
Title Commitment	Fidelity National Title No. 171-F04481-26 Amendment 2, Effective April 10, 2026
Parcel ID / APN	2321-13-029 (Denver Assessor)
Annual Property Taxes	$50,762.90 + $110.90 special assessments
Current NOI	$0 — no tenants, no lease income
Estimated Operating Expenses	~$8/SF/year in vacant carry condition (~$70,000/year)
Earnest Money Required	$150,000 (due within 3 business days of contract execution)
Listing Brokers	Josh Jackson & Les Pfenning, Global Real Estate Advisors, LIV Sotheby's International Realty

WHAT YOU ARE ACQUIRING: A DILIGENCE-GRADE SUMMARY

This section gives you the full picture before you spend time or money on independent diligence. The disclosures reflect what we know. They do not replace your own investigation, but they provide a clear foundation from which to begin it.

The Land Assemblage

The site consists of two contiguous parcels plus an incorporated vacated right-of-way. The diagram below shows the structure of the assemblage:

PARCEL 1	VACATED ROW	PARCEL 2
2420 Alcott Street	*Ord. No. 135 / 2008*	**2401 W. 24th Avenue**
Primary building parcel	**±2,127 SF** *City utility easement retained*	Corner parcel, additional frontage
Total Assembled: ±22,276 SF / 0.511 acres | Buildable Core: **±14,560 SF** | Asking Price: **$148/SF Assembled**		

Parcel 1 at 2420 Alcott Street is the primary building parcel, containing the existing structure, surface parking, and the majority of site area. Parcel 2 at 2401 W. 24th Avenue is the corner parcel, contributing additional frontage and site depth. The ±2,127 SF vacated ROW was vacated per City Ordinance No. 135, Series 2008. The City retained a perpetual non-exclusive utility easement across that footprint; the underlying land was quitclaimed to McLaughlin Enterprises and is legally absorbed into the assembled parcel. It conveys with the property.

Total assembled: ±22,276 SF / 0.511 acres. Buildable core after the retained utility easement: ±14,560 SF. The assemblage is contiguous and provides strong dual-frontage street presence.

The Existing Improvement

The building is a three-level brick structure built in 1974 by Cab Childress. Two floors above grade and a lower level below grade total approximately 8,795 gross square feet. The brick construction and steel frame give the building the physical presence and durability that generic suburban construction cannot replicate.

Key mechanical systems have been updated: HVAC replaced in 2022, roof replaced in 2022. The building is in serviceable condition and does not require immediate capital investment prior to occupancy. It is 100% vacant and available today.

The property includes approximately 30 surface parking spaces — a meaningful and increasingly scarce amenity in this corridor.

On building classification: the building is Class B, lower range. CoStar rates it in the 1-to-3 star range. Achievable rent is estimated at approximately $23.12/SF against a submarket average of approximately $26.26/SF. The building's core value is a function of the land beneath it, not primarily of its income characteristics.

ADA and Code Compliance Obligations

A buyer should understand the compliance obligations that attach to commercial property ownership and occupancy before closing.

ADA Title III: Ongoing Barrier Removal

Federal ADA Title III requires places of public accommodation and commercial facilities to remove architectural barriers when doing so is 'readily achievable.' That obligation is ongoing and is not triggered specifically by ownership transfer, but a new owner assumes it at acquisition. For a 1974 building, common barrier-removal items include: at least one van-accessible parking space in the ±30-space lot with compliant access route to the building entrance; an accessible entrance with compliant door hardware and threshold clearances; accessible restrooms; and accessible routes to primary function areas.

Change of Occupancy: Denver Building Code Trigger

When a new owner obtains a certificate of occupancy or changes the occupancy classification, Denver Building Department conducts a code compliance review under the current Denver Building Code and the Denver Existing Building Code (based on IEBC 2024). That review includes accessibility requirements under ICC A117.1. A buyer who intends to change the occupancy type or obtain a new certificate of occupancy should budget for the compliance scope this review may identify.

Renovations and Tenant Improvements

Any renovation or tenant improvement affecting a primary function area triggers a path-of-travel accessibility requirement. The accessible path of travel to the altered area must be made compliant up to 20% of the total cost of the renovation. On a $200,000 interior buildout, that means up to $40,000 in accessibility improvements to the path of travel. This is a plannable line item, not a surprise.

Other Physical Compliance Considerations

- Fire sprinkler system: A change of occupancy review may trigger fire code requirements, including sprinkler installation in certain occupancy classifications under the Denver Fire Code.
- Energy code: Substantial alterations trigger compliance with Colorado's energy code (COMcheck for commercial). Buyers planning significant renovation should budget for energy compliance review.
- Electrical and mechanical: Any permitted work may require bringing affected systems to current code.
- Colorado Accessibility Code: Colorado's state accessibility code, based on ICC A117.1, applies alongside federal ADA requirements to all new construction and substantial alteration.

We recommend commissioning an ADA accessibility assessment during the diligence period. A certified accessibility consultant or architect can complete this assessment for approximately $1,500 to $3,500, depending on scope, and will identify the specific compliance items and their costs for the buyer's intended use.

Zoning and Permitted Uses

2420 Alcott is zoned C-MX-12 by the City and County of Denver: the highest-intensity commercial mixed-use designation in Denver's zoning code, permitting up to 12 stories by right. For an owner-user, C-MX-12 delivers one of the widest permitted-use menus available anywhere in Denver.

Representative uses that are by-right or conditionally available:

- Professional offices: law, accounting, finance, insurance, consulting, management
- Technology, engineering, research, and software development
- Medical and dental offices, health-service clinics
- Creative agencies, architecture, media production, and design studios
- Financial services, wealth management, and banking
- Educational facilities, training centers, and testing
- Personal services: fitness, wellness, salon, and spa
- Ground-floor retail: food and beverage, boutique, and service retail
- Artisan production and light manufacturing (conditional)
- Residential: apartments, condominiums, and live-work units (by right and conditional, depending on configuration)

A full use matrix is available through Denver CPD.

Title

Title is held by McLaughlin Enterprises, LLLP. Fidelity National Title has issued Commitment No. 171-F04481-26 Amendment 2, effective April 10, 2026.

Schedule B-II of the title commitment reflects two exceptions requiring buyer attention:

- 1975 Deed Restriction (Book 1006, Page 269): A deed restriction recorded in 1975. Characterized by the title company as non-plottable, meaning it cannot be geographically located on the property, which may limit its practical enforceability. Counsel should review and advise on how to address this item prior to closing.
- Retained Utility Easement (Ord. No. 135, Series 2008): A perpetual non-exclusive utility easement across the ±2,127 SF vacated ROW area, retained by the City of Denver when the land was quitclaimed to McLaughlin Enterprises. This easement runs with the land and will transfer to the buyer. Ground-floor construction or excavation within the easement footprint requires City utility coordination.

Standard title insurance — owner's and lender's policies — is expected and recommended.

Geotechnical Considerations

A geotechnical investigation was performed by Chen & Associates in 1971. The report identified expansive soils conditions consistent with Front Range geology. The existing building was constructed on drilled-pier foundations, the standard engineering response to expansive soils in Denver.

An owner-user occupying the existing structure without significant excavation can rely on the existing foundation system. Any renovation requiring excavation or any future redevelopment will require a current geotechnical investigation. The 1971 Chen report is available in the diligence package.

Operating Data

The property is 100% vacant. No tenants, no existing leases, no rental income. This is a clean acquisition with no lease-assumption obligations and no inherited use arrangements.

Annual property taxes: $50,762.90 plus $110.90 in special assessments. Estimated operating expenses in a vacant-carry condition run approximately $8/SF/year, or roughly $70,000 annually. These costs will change once the property is occupied.

For an owner-user, the relevant financial framework is not a cap rate analysis. It is a comparison between the total cost of ownership versus the cost of leasing comparable space, plus the equity accumulation and land appreciation that ownership delivers and leasing never does.

Environmental Considerations

Several environmental factors are known and disclosed. None are unusual for a 1974 urban commercial building in Denver.

- Asbestos-Containing Materials (ACM): A survey proposal has been prepared by A.G. Wassenaar (Proposal No. 250005, estimated at $6,000 to $7,000). The survey has not yet been authorized or completed. Given the 1974 construction date, ACM should be assumed present until a survey confirms otherwise. Budget for the survey and potential abatement accordingly.
- Lead-Based Paint: The building predates 1978, the federal threshold year. Lead-based paint should be assumed until a certified inspection provides otherwise.
- Phase I Environmental Site Assessment: No current Phase I ESA is on file. A Phase I is strongly recommended prior to or during the inspection period. Standard cost: $2,000 to $4,000.
- Radon: The Denver Front Range is designated EPA Radon Zone 1 — the highest-risk classification. Radon testing of the lower level is recommended.

All four items are plannable and budgetable. Disclose them here so you can plan accordingly.

THE PRIMARY PATH: OWNER-OCCUPANCY

The owner-user case is compelling on its own terms — independent of any long-term redevelopment narrative.

What the Building Offers

8,795 square feet. Brick construction. Three levels. Surface parking for 30 vehicles. A corner-anchored site with dual street frontage on Alcott and 24th Avenue. Updated mechanical systems. The physical presence of a building that was built to last, in a location that has become an institutional address.

For a professional services firm, a technology company, a healthcare organization, a financial advisory practice, a creative agency, or any knowledge-based business that needs a permanent Denver presence, this building delivers. It is a building with identity. The C-MX-12 zoning permits a wide range of uses without conditional use approvals for most standard professional and office applications.

The Ownership Arithmetic

Class B commercial space in the LoHi and West Highland corridor currently leases in the range of $22 to $26 per square foot annually. On 8,795 SF, that is approximately $193,000 to $229,000 per year in rent: with annual escalations, full exposure to lease renewal risk, and zero equity accumulating to the occupant.

At $3,295,000 with SBA 504 financing, estimated annual debt service runs roughly $160,000 to $180,000 at current rates. That is at or below comparable lease cost, with principal retiring against the asset every month and the underlying land appreciating in real time.

Ownership also delivers predictability. The occupancy cost is fixed on the debt component and controlled on the operating side. There is no displacement risk at lease renewal. There is no negotiating from dependency.

Capital Structure: SBA 504

The SBA 504 loan program was designed for exactly this type of acquisition. At $3,295,000, the property is well within program limits.

CAPITAL LAYER	AMOUNT	SHARE
Buyer Down Payment	**~$329,500**	**~10%**
First Mortgage (Conventional Lender)	~$1,647,500	~50%
SBA 504 Debenture (Fixed Rate)	~$1,318,000	~40%
Total Acquisition Financing	**~$2,965,500**	**~90%**

Rate on SBA Debenture	Fixed, below-market — typically 100-150 bps below conventional at time of debenture sale

Loan Term	20 years (SBA 504 debenture); conventional first typically 10 years
Occupancy Requirement	Owner must occupy at least 51% of the building
Partial Lease-Up Permitted	Up to 49% of the building may be leased to third parties — generating income to offset carry costs
Est. Annual Debt Service	~$160,000-$180,000 at current blended rates
vs. Market Lease (@ $24/SF)	~$211,000/year with no equity accumulation and no land position

With approximately $330,000 down, a qualified owner-user controls $3.3 million in real estate — including 0.511 acres of C-MX-12 land in a corridor with confirmed institutional capital concentration — at an annual cost that is competitive with a market lease. Conventional financing and seller-carry options are also available.

What a Headquarters Here Looks Like

Your name on a brick building at the corner of Alcott and 24th Avenue in Denver. One block from I-25. Walking distance from Sloan's Lake and LoHi. Adjacent to institutional multifamily development. 30 dedicated parking spaces. A building your clients, employees, and partners will notice.

The businesses that fit this property best are those that want to own their real estate rather than subsidize a landlord's portfolio — companies in professional services, technology, healthcare, financial advisory, architecture, media, and similar fields where the quality of the physical environment reflects on the organization's identity and culture.

THE HOLD ADVANTAGE: EMBEDDED LAND OPTIONALITY

This section is brief by design. The owner-user case stands on its own. But any serious buyer deserves to understand what they are also acquiring when they take ownership of this land.

0.511 acres. C-MX-12. One block from I-25. Adjacent to a completed 248-unit, 12-story institutional tower. One parcel away from a 530-unit, 15-story tower under construction. Within one mile of approximately 295 acres of approved and funded mega-project redevelopment that will place hundreds of thousands of new residents and employees in close proximity to this address over the next decade.

Denver's C-MX-12 designation allows a 12-story residential or mixed-use tower by right. A concept for a 162-unit, 12-story building on this site was filed with Denver CPD in early 2024. The concept cleared initial review across seven departments. It has since lapsed due to inactivity and will require a new PBG/SDP submittal if a future owner wishes to proceed. The entitlement pathway is real. It requires work, not a miracle.

We are not suggesting an owner-user must redevelop. Most who acquire this property will not, at least not initially. What we are saying: when you own 0.511 acres of C-MX-12 land in this location, you own a position whose floor value is set by what a developer would pay for it today. That floor is rising. Every institutional project that completes within a mile lifts it further.

An owner who occupies this building for 7 to 15 years, builds equity through debt paydown, and then exits into a land market that has repriced this site materially upward is executing a real estate strategy, not just a facilities decision. That optionality is embedded in the acquisition at $148 per assembled square foot. You do not have to exercise it. But you own it from the day you close.

LOCATION: INSTITUTIONAL CAPITAL IN MOTION

Context is everything in urban real estate. 2420 Alcott is not in a neighborhood speculating about its future. It is in a neighborhood whose future has been confirmed by institutional capital — repeatedly, adjacently, and at meaningful scale.

Access and Connectivity

One block from Interstate 25: Denver's primary north-south arterial connecting the entire metro area. The surrounding neighborhood context — Sloan's Lake, LoHi, and West Highland — combines strong residential demographics, walkability, restaurant and retail density, and sustained residential demand.

Adjacent Institutional Development

The Alcott (2424 Alcott Street)	12-story, 248-unit luxury residential tower by GF Properties. Immediately adjacent to 2420 Alcott. An institutional developer chose this specific block, this specific zoning, and this specific scale.
Grand Peaks 2601 Alcott	15-story, 530-unit residential tower currently under construction one parcel to the north.
Decatur Point	203 units, recently completed, same corridor.
The Raleigh at Sloan's Lake	249 units, sold 2025 for $125.6 million — approximately $504,000 per unit. This transaction is the stabilized asset pricing benchmark for the submarket.

Mega-Project Context: Within One to One and a Half Miles

The River Mile	62 acres (KSE). Redevelopment of the Elitch Gardens site. Phase I approved. 15 million square feet projected at buildout.
Ball Arena Redevelopment	55 acres (KSE). 12 million square feet of mixed-use development planned around Ball Arena.
Burnham Yard / Broncos Stadium	100+ acres (Walton-Penner). New NFL stadium targeted for 2031 opening. Supporting mixed-use development surrounds the stadium footprint.
Empower Field Redevelopment	80+ acres. Post-2030, the existing stadium site is expected to be redeveloped under City leadership as a mixed-use district.

Total: approximately 295 acres of approved or actively planned urban infill development within one to one and a half miles. These are funded, permitted, or actively designed projects. Their combined scale will permanently alter the demand profile for land in this corridor. An owner at 2420 Alcott is positioned within that growth, not adjacent to it.

PRICING, TERMS, AND CAPITAL STRUCTURE

Asking Price	$3,295,000
Price per SF (Assembled Land)	$148/SF (±22,276 SF)
Price per SF (Buildable Core)	$226/SF (±14,560 SF)
Earnest Money	$150,000 — due within 3 business days of contract execution
Inspection Period	To be negotiated — all diligence conducted by buyer during inspection period
Closing Timeline	Flexible — seller is not under deadline pressure
Title Policy	Owner's and lender's title insurance required at closing

Seller Motivation and Deal Structure Flexibility

The seller, McLaughlin Enterprises, LLLP, is a family entity at a generational transition. This is not a distressed sale. The seller has time, flexibility, and genuine willingness to engage on deal structure. The seller has indicated openness to:

- Seller financing or seller carry on a portion of the purchase price, for the right buyer at appropriate terms
- 1031 exchange accommodation, either seller exchange needs or structuring to accommodate a buyer's exchange
- Joint venture or equity participation for a buyer who brings complementary value or development intent
- Flexible closing timelines allowing a buyer to complete financing, diligence, and planning without artificial urgency

This is a seller who wants to transact with a qualified buyer under terms that make sense for both parties.

DILIGENCE PACKAGE: WHAT IS AVAILABLE

A comprehensive diligence package is available to qualified buyers upon request. The package includes:

- Title Commitment: Fidelity National Title No. 171-F04481-26 Amendment 2, effective April 10, 2026, including all Schedules A and B
- 1971 Chen & Associates geotechnical investigation report
- HVAC and roof replacement documentation (2022)
- Property tax records and special assessment history
- A.G. Wassenaar ACM Survey Proposal No. 250005 — survey not yet authorized or completed
- Survey and site plan documents available through title
- Denver CPD zoning verification and C-MX-12 use matrix
- Presence Design Group 12-story concept documents (filed early 2024, concept closed 10/05/2024 due to inactivity — full disclosure available in the Developer Brief upon request)
- CPD correspondence from Jim Larsen, Senior Development Project Administrator (April 29, 2026), confirming status of prior concept submittal and requirements for a new PBG/SDP Concept submittal
- Aerial photography and site documentation
- Property photographs — interior and exterior

Additional materials are available on request. We will respond to all reasonable diligence inquiries directly and promptly.

QUESTIONS YOU WILL LIKELY HAVE

Is the building in good condition?

Yes, in the context of a 1974 brick commercial building with a long-term owner who has maintained it. HVAC and roof were replaced in 2022. The building is serviceable and ready for occupancy without immediate capital investment. A property condition assessment during the inspection period is standard practice and recommended.

What would realistic tenant improvement costs look like?

This depends entirely on use and the scope of customization. Standard professional office buildout in Denver typically runs $50 to $100 per square foot for moderate improvements. More specialized fit-out runs higher. Engaging a general contractor for a walk-through prior to offer, if this is relevant to your underwriting, is recommended.

Can I lease part of the building while occupying the rest?

Yes. C-MX-12 supports multi-tenant use, and SBA 504 requires that the owner-occupant use at least 51% of the building. The remaining 49% can be leased. Leasing a portion while occupying the remainder is a common owner-user strategy and can meaningfully offset carry costs.

What does the environmental exposure actually look like?

The disclosed items — potential ACM, lead-based paint, absence of a current Phase I, and Front Range radon — are normal for a 1974 urban commercial building in Denver. None are unusual or inherently deal-limiting. An ACM survey costs $6,000 to $7,000. A Phase I ESA typically costs $2,000 to $4,000. Budget for these in your diligence cost and proceed with informed expectations.

What does ADA compliance actually cost for this building?

The scope and cost depend on intended use and the extent of renovation or buildout planned. Common items for a building of this type and age include an accessible parking space with compliant path of travel, accessible entrance hardware, and accessible restroom upgrades. An accessibility consultant can walk the building during the inspection period and give you a line-item estimate. Budget $1,500 to $3,500 for the assessment itself. Remediation costs will depend on the specific scope identified.

Does the 1975 title restriction create practical risk?

The 1975 deed restriction (Book 1006, Page 269) has been characterized by Fidelity National Title as non-plottable, which may limit its practical enforceability. Counsel should review it in full and provide a specific opinion. Title insurance will provide coverage for issues arising from recorded restrictions.

Is seller financing actually available, or is that a marketing line?

It is a genuine offer. The seller has authorized disclosure of willingness to discuss seller carry as part of a well-structured acquisition. Specific terms — amount, rate, duration, security — would depend on the buyer's profile and the overall deal structure. For any buyer with a serious interest in a seller-carry component, we will facilitate a direct, substantive conversation between counsel and the seller's representative.

NEXT STEPS

If you have read this brief and believe 2420 Alcott Street warrants further evaluation, here is how to proceed:

1. Request the full diligence package. Contact us directly and we will deliver the complete materials immediately.
2. Schedule a property walk-through. The building is vacant and accessible for qualified buyer tours with reasonable notice. Bring your contractor, architect, or facilities team if you are evaluating fit-out or occupancy planning.
3. Engage your SBA 504 lender or conventional lender for a preliminary financing conversation. We can refer you to experienced SBA 504 lenders in the Denver market if needed.
4. Call or email us directly. The most efficient path to answers is a direct conversation. We will give you candid, complete guidance — regardless of where that guidance leads.

Contact

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