



Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM

1761 EMERSON STREET

DENVER, CO 80218

Single or Multi-Tenant Office Building | 4,014 Rentable SF | Near Downtown Denver

CHADD NELSON
Director Investments
303.328.2056
chadd.nelson@marcusmillichap.com
License: CO: FA.100073491

ERIK ENSTAD
Associate Director Investments
303.328.2013
erik.enstad@marcusmillichap.com
License: CO: FA.100089977

BRANDON KRAMER
Managing Director Investments
303.328.2020
brandon.kramer@marcusmillichap.com
License: CO: FA.100045203

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT & INCOME DISCLAIMER

Any rent or income information in this Marketing Brochure, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their investigation to determine whether such rent increases are legally permitted and reasonably attainable.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

ACTIVITY ID: ZAF0050618



1761 EMERSON STREET
DENVER, CO 80218

\$1,250,000
OFFERING PRICE

1901/2019
YEAR BUILT/RENOVATED

4,014 SF
BUILDING SIZE

0.13
LOT SIZE (ACRES)







THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present 1761 N Emerson St, Denver Colorado. Conveniently located near downtown Denver, this 4,014-square-foot single or multi-tenant office building was fully remodeled in 2019. The property's secured parking and storage amenities further distinguish it from competing urban office opportunities. Ownership has created a highly functional parking solution with enclosed and fenced parking for six vehicles on the rear side of the property, a two-car garage, and additional street parking available in front of the property.

Operated as a single-tenant office, this property does provide the option for an easy conversion to multi-tenant or co-working use.

The combination of a recent full renovation, secured parking, and proximity to downtown creates a compelling opportunity for owner-users and investors seeking a turn-key ready office option near downtown Denver.

Marcus & Millichap
THE KRAMER GROUP





INVESTMENT HIGHLIGHTS

Highlights:

- Fully Sprinklered
- Enclosed, Secured Parking for Six Vehicles
- Two Car Garage
- Full Interior and Exterior Remodel in 2019
- 4,014 SF Per Denver County
- LED Lighting
- Double Pane Windows
- Furnishings Included
- Central Air
- Security System
- Potential Seller Financing

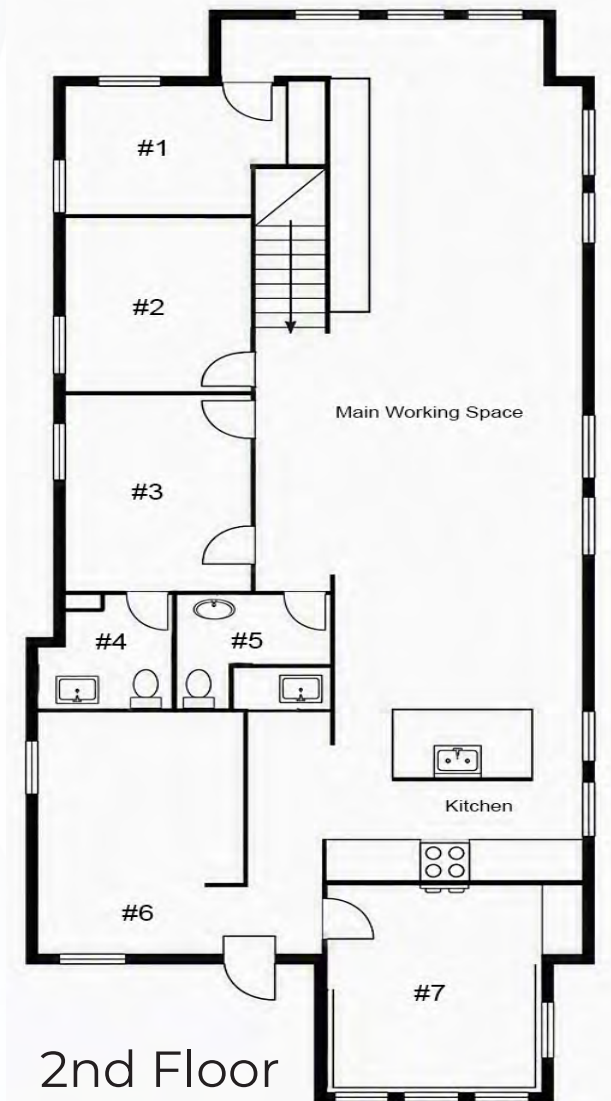
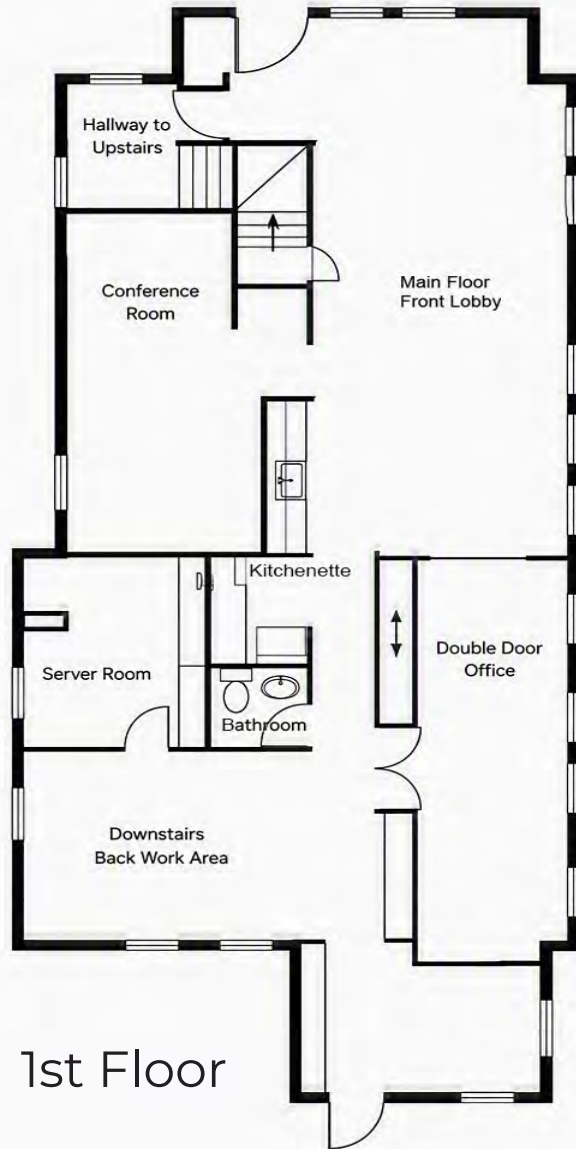
Main Level:

- Reception
- Conference Room
- Print Room and/or Bike Room
- Coffee Bar
- 1 Private Office
- Open Desk Area

Upper Level:

- 5 Private Offices
- 2 Bathrooms
- Kitchen
- Beautiful High Ceilings with Skylights
- Open Desk Area
- Outdoor Patio

FLOOR PLANS























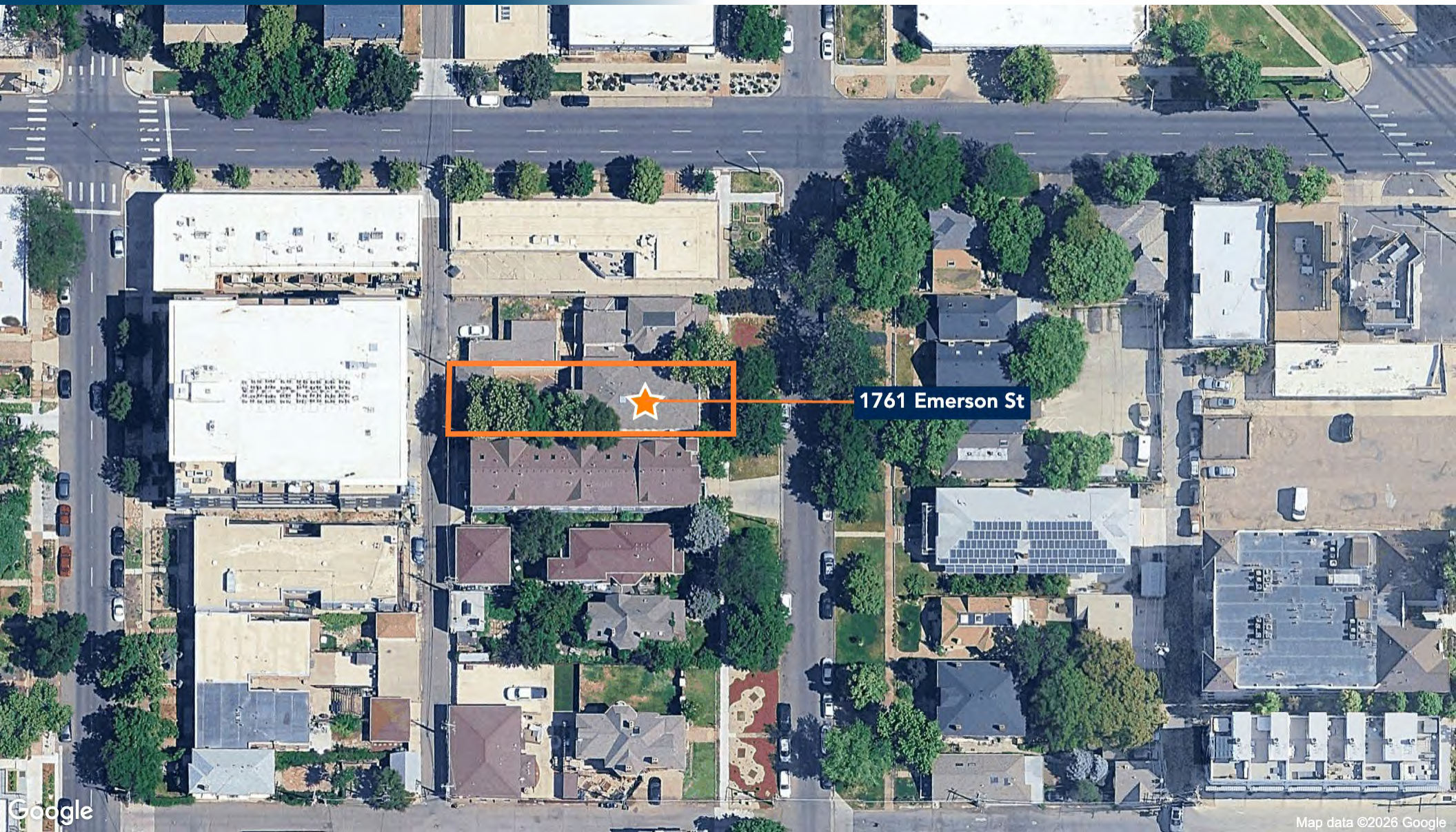








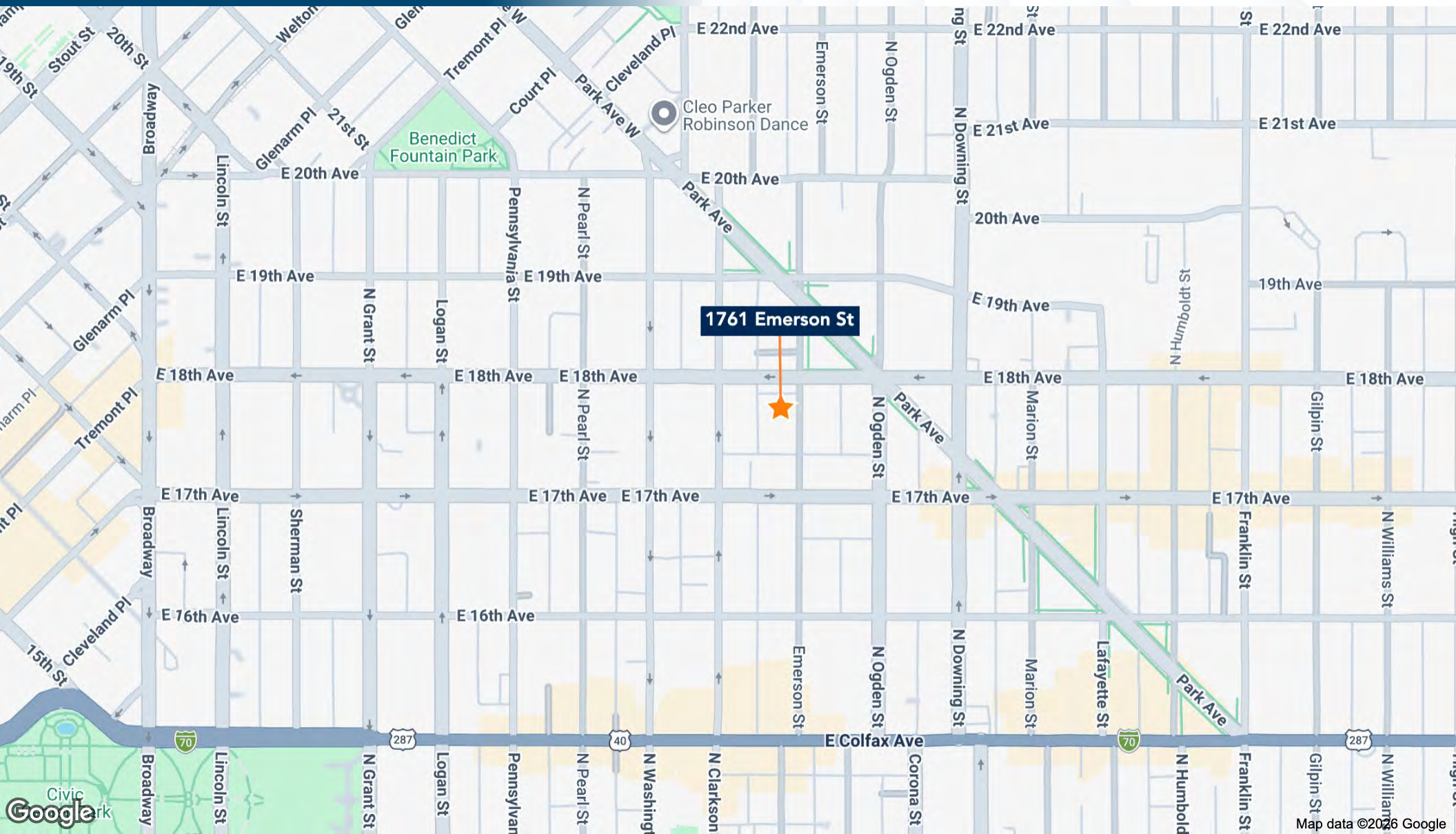
PARCEL MAP



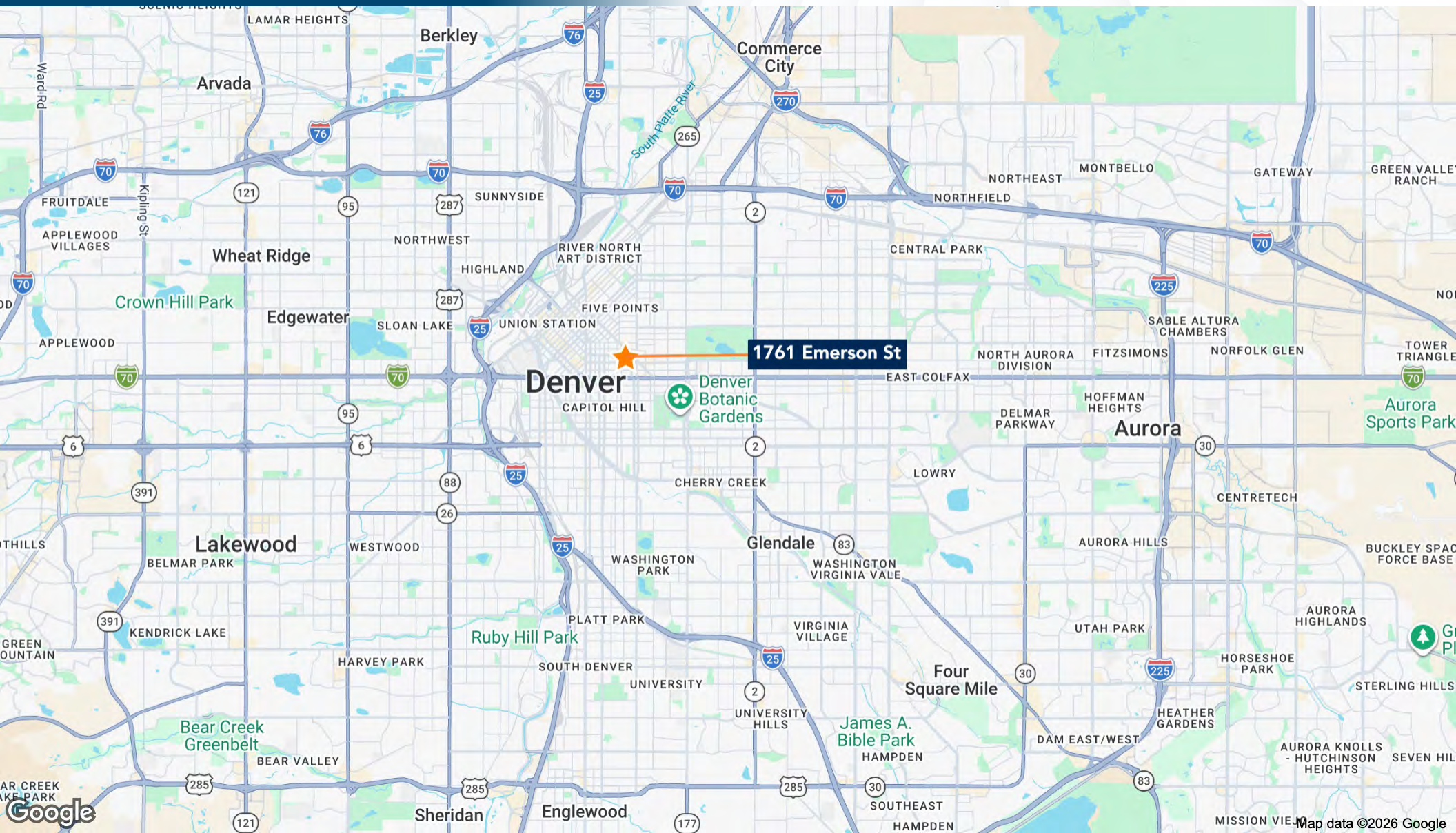
Google

Map data ©2026 Google

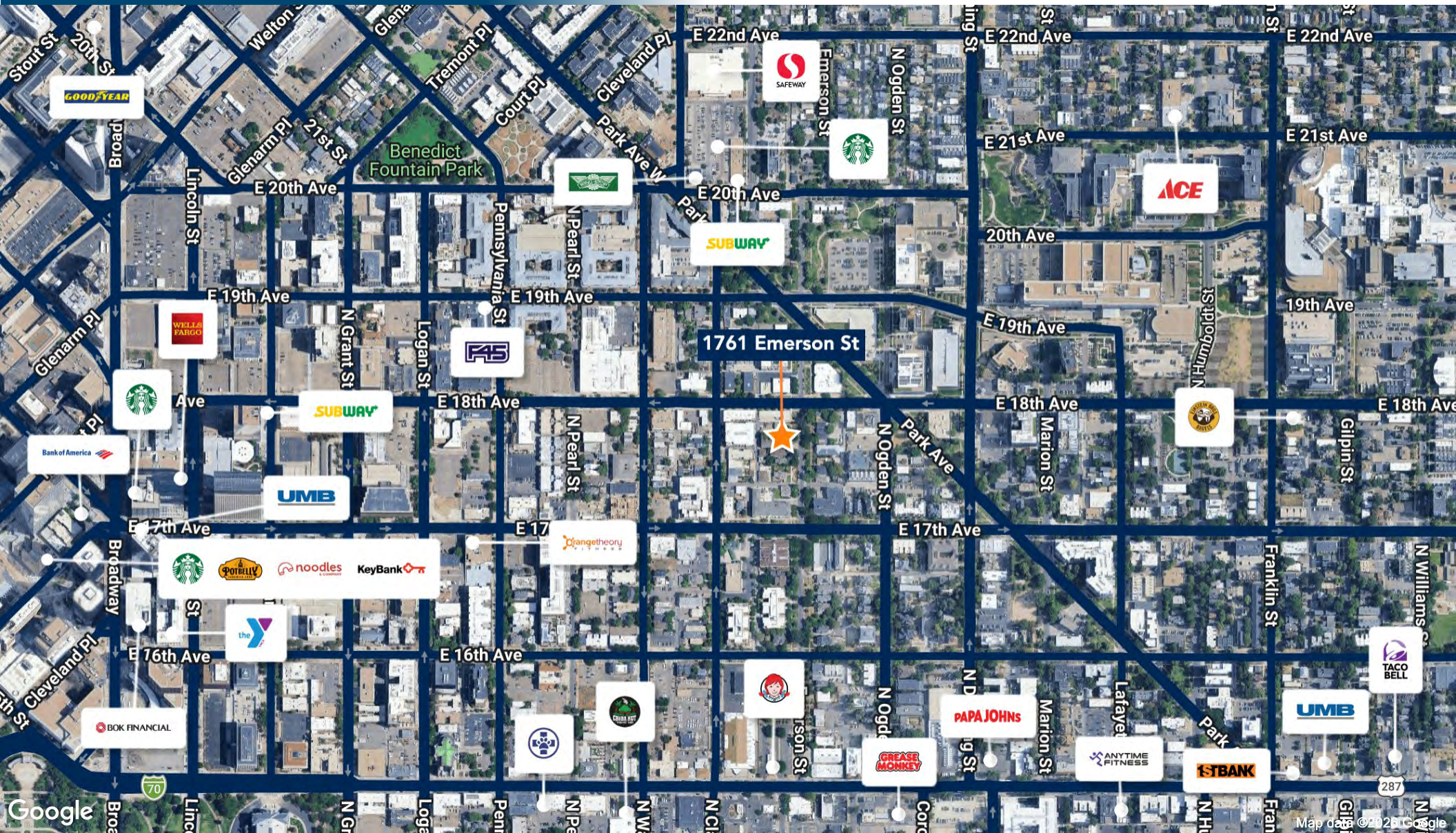
LOCAL MAP



REGIONAL MAP



RETAILER MAP



MARKET OVERVIEW

DENVER

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market comprises 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin, and Park. Denver, which is both a county and a city, is the largest of each, with approximately 717,000 residents. The market also includes the state capitol. The eastern and northern reaches of the metro are expected to attract the most future development, as land in these areas is relatively flat and affordable. The Front Range is also served by Denver International Airport, the largest airport in the United States by land area. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City." The market's youthful and outdoorsy reputation has helped draw regional offices from established companies seeking to attract talented employees.

METRO HIGHLIGHTS



MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and multiple freight rail lines.



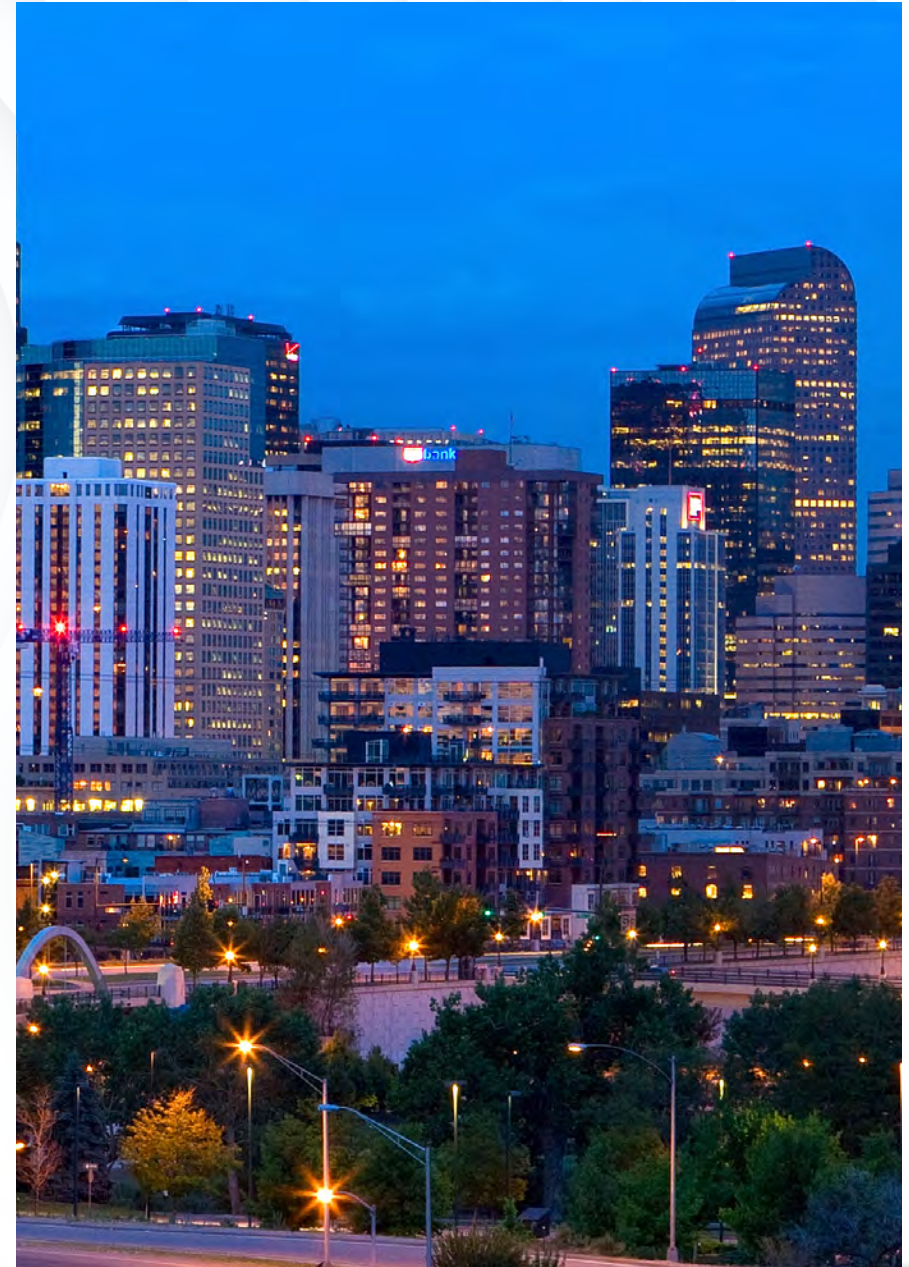
EMPHASIS ON SKILLED JOBS

Denver's highly educated labor force attracts tech employers. Over 40 percent of residents ages 25 and older hold at least a bachelor's degree, and approximately 30 percent of jobs are in office-using fields.



ALTERNATIVE ENERGY

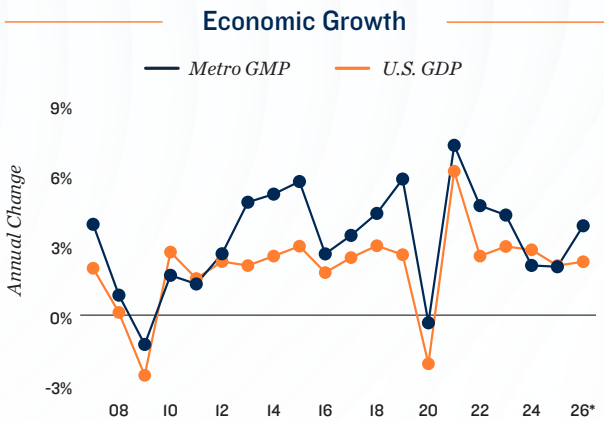
The National Renewable Energy Laboratory in Golden helps bring energy-related businesses to the region, such as utility provider Xcel Energy and solar energy developer Korsail. Wind energy is also a focus, such as turbine manufacturer Vestas.



MARKET OVERVIEW

ECONOMY

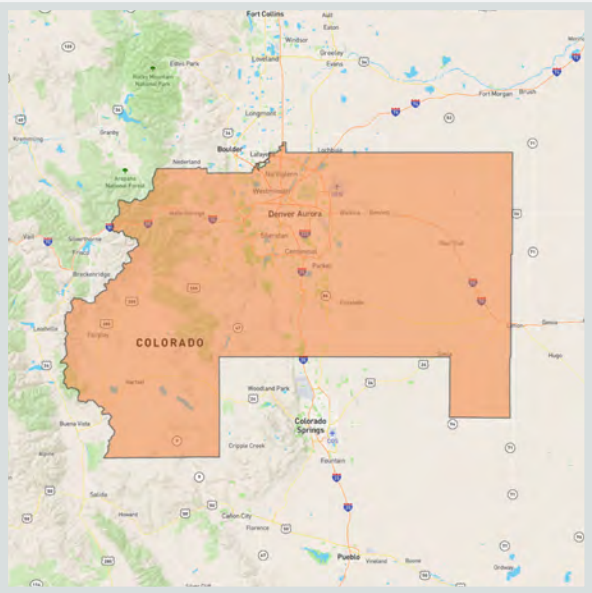
- Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology, and telecommunications.
- Tourism is a significant contributor to the local economy, with roughly 37 million visitors annually generating over \$10 billion in spending and supporting more than 70,000 jobs.
- Denver is home to 10 Fortune 500 companies, including Newmont, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group, and VF Corporation.



* Forecast

MAJOR AREA EMPLOYERS

- HealthONE
- CenturyLink
- Children’s Hospital Colorado
- Kaiser Permanente
- Lockheed Martin Corp.
- Comcast Corp.
- Frontier Airlines
- Wells Fargo
- United Airlines, Inc.
- University of Colorado Health



SHARE OF 2026 TOTAL EMPLOYMENT

- 4% MANUFACTURING
- 18% TRADE, TRANSPORTATION, AND UTILITIES
- 14% GOVERNMENT
- 14% EDUCATION AND HEALTH SERVICES
- 7% FINANCIAL ACTIVITIES
- 20% PROFESSIONAL AND BUSINESS SERVICES
- 6% CONSTRUCTION
- 10% LEISURE AND HOSPITALITY
- 3% INFORMATION
- 4% OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point

MARKET OVERVIEW

DEMOGRAPHICS

- The metro is expected to add about 120,000 new residents over the next five years, resulting in about 52,000 new households.
- Gains in higher-paying employment sectors keep the median household income of \$113,500 per year well above the national measure.
- With a disproportionately young population, Denver ranks above average in population growth for 20- to 34-year-olds.

QUALITY OF LIFE

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of Downtown Denver. The local arts community is vibrant, and the city’s large park system provides relaxing opportunities to enjoy the outdoors. The Rocky Mountains keep residents active. Rocky Mountain National Park is less than two hours from the metro, and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek, Breckenridge, and Copper Mountain.

SPORTS

Baseball | **MLB** | Colorado Rockies
Football | **NFL** | Denver Broncos
Basketball | **NBA** | Denver Nuggets



EDUCATION

- University of Denver
- University of Colorado
- Community College of Denver
- Metropolitan State University of Denver
- Colorado School of Mines



ARTS & ENTERTAINMENT

- Denver Museum of Nature & Science
- Children’s Museum of Denver Marsico Campus
- Elitch Gardens
- Denver Art Museum



QUICK FACTS



POPULATION
3.1M
Growth 2025-2030*
3.8%



HOUSEHOLDS
1.3M
Growth 2025-2030*
4.0%



MEDIAN AGE
38
U.S. Median:
40

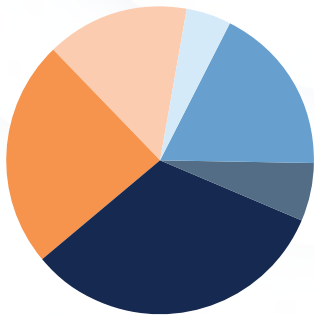


MEDIAN HOUSEHOLD INCOME
\$113,500
U.S. Median:
\$78,200

* Forecast

2026 Population by Age

5%	0-4 years
18%	5-19 years
6%	20-24 years
33%	25-44 years
24%	45-64 years
15%	65+ years



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody’s Analytics; U.S. Census Bureau

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:

1761 Emerson Street, Denver, Colorado 80218

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 _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.


Broker

Marcus & Millichap
THE KRAMER GROUP

1761 EMERSON STREET

DENVER, CO 80218

OFFERING MEMORANDUM

CHADD NELSON

Director Investments
303.328.2056

chadd.nelson@marcusmillichap.com
License: CO: FA.100073491

ERIK ENSTAD

Associate Director Investments
303.328.2013

erik.enstad@marcusmillichap.com
License: CO: FA.100089977

BRANDON KRAMER

Managing Director Investments
303.328.2020

brandon.kramer@marcusmillichap.com
License: CO: FA.100045203