Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM

13770 E RICE PL

AURORA, CO 80015

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ACTIVITY ID: ZAH0050232

SECTION 1

EXECUTIVE SUMMARY

13770 E RICE PL

AURORA, CO 80015

$1,999,999
OFFERING PRICE

1984	9,825 SF	$203.56	0.5 AC
YEAR BUILT	RENTABLE BUILT AREA (RBA)	PRICE PER SF	LOT SIZE

THE **OFFERING**

13770 E Rice Place is a well-maintained, two-tenant medical/professional office building located in the highly accessible Southeast Aurora submarket. The property totals 9,825 rentable square feet on 0.5 acres and is anchored by Above & Beyond ABA Therapy, a growing behavioral health operator specializing in center-based autism therapy. ABA Therapy executed a new 7-year lease in 2025, running through 2032, with annual rent increases and an extension option, providing stable, long-term income backed by an essential services healthcare tenant.

At closing, the second tenant — Cave Law, the current owner — will execute a new 7-year lease, ensuring immediate continuity of occupancy and cash flow. The dual-tenant structure offers investors a balanced rent roll with both healthcare and professional services tenancy, supported by strong local demographics and proximity to major arterials, residential density, and regional employment centers.

This asset presents an attractive opportunity to acquire a stabilized medical/professional office investment with predictable income, contractual rent growth, and tenants aligned with long-term operational needs.

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INVESTMENT **HIGHLIGHTS**

Stabilized Two-Tenant Medical/Professional Office
- 100% leased at closing to Above & Beyond ABA Therapy and Cave Law
- Predictable income stream with staggered lease expirations and built-in rent growth

Long-Term Commitment From Healthcare Tenant
- Above & Beyond ABA Therapy signed a new lease in 2025 running through 2032
- Includes annual rent increases and extension option
- Essential services behavioral health provider with growing national footprint

New 7-Year Lease From Owner-User
- Cave Law will execute a new 7-year lease at closing, based on the lease outline detailed on page 10
- Ensures immediate stability and continuity of occupancy

9,825 SF on 0.5 Acres
- Efficient floor plan suitable for medical, therapy, and professional office uses
- Ample parking and strong accessibility within Southeast Aurora

Attractive Submarket Fundamentals
- Dense surrounding residential population
- Strong demand for medical and behavioral health services
- Convenient access to I-225, Parker Road, and major commercial corridors

Built-In Rent Growth
- Both tenants feature annual rental increases, enhancing long-term yield
- Leases structured to support predictable NOI growth over the hold period

TENANT **OVERVIEW**

ABOVE AND BEYOND ABA, LLC (“ABA LLC”)

Above and Beyond ABA, LLC (“ABA LLC”) is a specialized behavioral health provider with multiple clinic locations in 9 states across the United States and is focused on delivering Applied Behavior Analysis (ABA) therapy to children with autism spectrum disorder and related developmental needs. The company offers individualized treatment programs designed to improve communication, social skills, daily living skills, and behavioral outcomes through evidence-based therapeutic interventions.

ABA LLC operates with a multidisciplinary clinical team, including Board Certified Behavior Analysts (BCBAs), Registered Behavior Technicians (RBTs), and support staff trained in early-intervention methodologies. Services are delivered in a structured, center-based environment, allowing for consistent scheduling, measurable progress tracking, and high-quality clinical oversight.

The organization has established a strong reputation for family-centered care, transparent communication, and measurable therapeutic outcomes. Demand for ABA services continues to grow nationally, supported by insurance-mandated coverage and increasing awareness of early-intervention benefits. This positions ABA LLC as a stable, needs-based tenant with long-term operational viability.
https://www.abtaba.com/

FLOOR **PLAN**

SECTION

2 PROPERTY FINANCIALS

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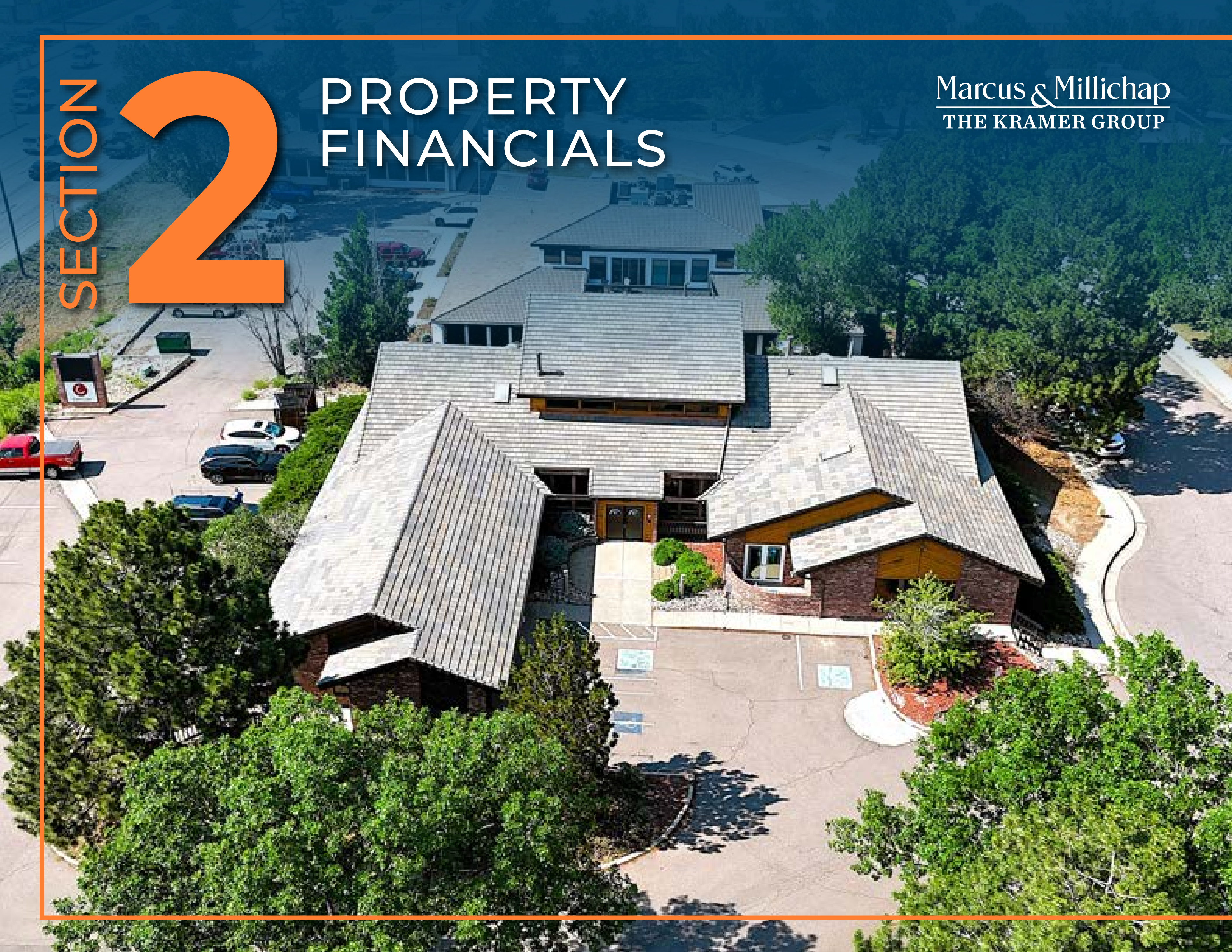

TENANT **SUMMARY**

As of October,2026

Tenant Name	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
Above and Beyond ABA Co. LLC	7,103	72.3%	9/9/25	9/8/32	$19.50	$11,542	$138,509	$142,356	Sep-2027	$11,838	Gross	(1) 5-years
Cave Law	1,797	18.3%	10/1/26	9/30/33	$17.00	$2,546	$30,549	$31,448	Oct-2027	$2,621	Gross	(2) 5-years
Top Floor	925	9.4%	-	-	$0.00	$0	$0	$0				
Total	9,825				$17.21	$14,088	$169,058	$173,803				
Occupied Tenants: 2			Unoccupied Tenants: 1				Occupied Rentable SF: 90.60%		Unoccupied Rentable SF: 9.40%			
			Total Current Rents: $169,058				Occupied Current Rents: $169,058		Unoccupied Current Rents: $0			

As of October,2026

Tenant Name	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Annual Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
Above and Beyond ABA Co. LLC	7,103	72.3%	9/9/25	9/8/32	$19.50	$11,542	$138,509	$142,356	Sep-2027	$11,838	$142,060	Gross	(1) 5-years
									Sep-2028	$12,134	$145,611		
									Sep-2029	$12,430	$149,163		
									Sep-2030	$12,726	$152,715		
									Sep-2031	$13,022	$156,266		
Cave Law	1,797	18.3%	10/1/26	9/30/33	$17.00	$2,546	$30,549	$31,448	Oct-2027	$2,621	$31,448	Gross	(2) 5-years
									Oct-2028	$2,696	$32,346		
									Oct-2029	$2,770	$33,245		
									Oct-2030	$2,845	$34,143		
									Oct-2031	$2,920	$35,042		
									Oct-2032	$2,995	$35,940		
Top Floor	925	9.4%	-	-	$0.00	$0	$0	$0					
Total	9,825				$17.21	$14,088	$169,058	$173,803					
Occupied Tenants: 2			Unoccupied Tenants: 1				Occupied Rentable SF: 90.60%		Unoccupied Rentable SF: 9.40%				
			Total Current Rents: $169,058				Occupied Current Rents: $169,058		Unoccupied Current Rents: $0				

PRICING **DETAILS**

INCOME	Current		Per SF
Scheduled Base Rental Income	169,354		17.24
Expense Reimbursement Income			
Reimbursement Income	51,550		5.25
Total Reimbursement Income	$51,550	72.3%	$5.25
Potential Gross Revenue	220,904		22.48
Effective Gross Revenue	$220,904		$22.48

OPERATING EXPENSES	Current		Per SF
Utilities	12,546		1.28
Water & Sewer	1,864		0.19
Trash	2,553		0.26
Landscaping & Snow Removal	1,805		0.18
Janitorial	1,951		0.20
Repair & Maintenance	335		0.03
Supplies	305		0.03
Internet & TV Services	1,026		0.10
Insurance	11,531		1.17
Real Estate Taxes	26,340		2.68
Management Fee	11,045	5.0%	1.12
Total Expenses	$71,301		$7.26
Expenses as % of EGR	32.3%		
Net Operating Income	$149,603		$15.23

OPERATING **STATEMENT**

SUMMARY	
Price	$1,999,999
Down Payment	$607,000
Down Payment %	30%
Number of Suites	3
Price Per SqFt	$203.56
Rentable Built Area (RBA)	9,825 SF
Lot Size	0.5 Acres
Year Built	1984
Occupancy	90.59%

RETURNS	Current
CAP Rate	7.48%
Cash-on-Cash	5.96%
Debt Coverage Ratio	1.32

Financing	1st Loan
Loan Amount	$1,399,999
Loan Type	New
Interest Rate	6.50%
Amortization	25 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

OPERATING DATA

INCOME		Current
Scheduled Base Rental Income		$169,354
Total Reimbursement Income	30.4%	$51,550
Potential Gross Revenue		$220,904
General Vacancy	0.0%	$0
Effective Gross Revenue		$220,904
Less: Operating Expenses	32.3%	($71,301)
Net Operating Income		$149,603
Cash Flow		$149,603
Debt Service		($113,435)
Net Cash Flow After Debt Service	5.96%	$36,169
Principal Reduction		$23,115
Total Return	9.77%	$59,284

OPERATING EXPENSES	Current
CAM	$22,385
Insurance	$11,531
Real Estate Taxes	$26,340
Management Fee	$11,045
Total Expenses	$71,301
Expenses/Suite	$23,767
Expenses/SF	$7.26

SECTION 3

STRATEGIC LOCATION

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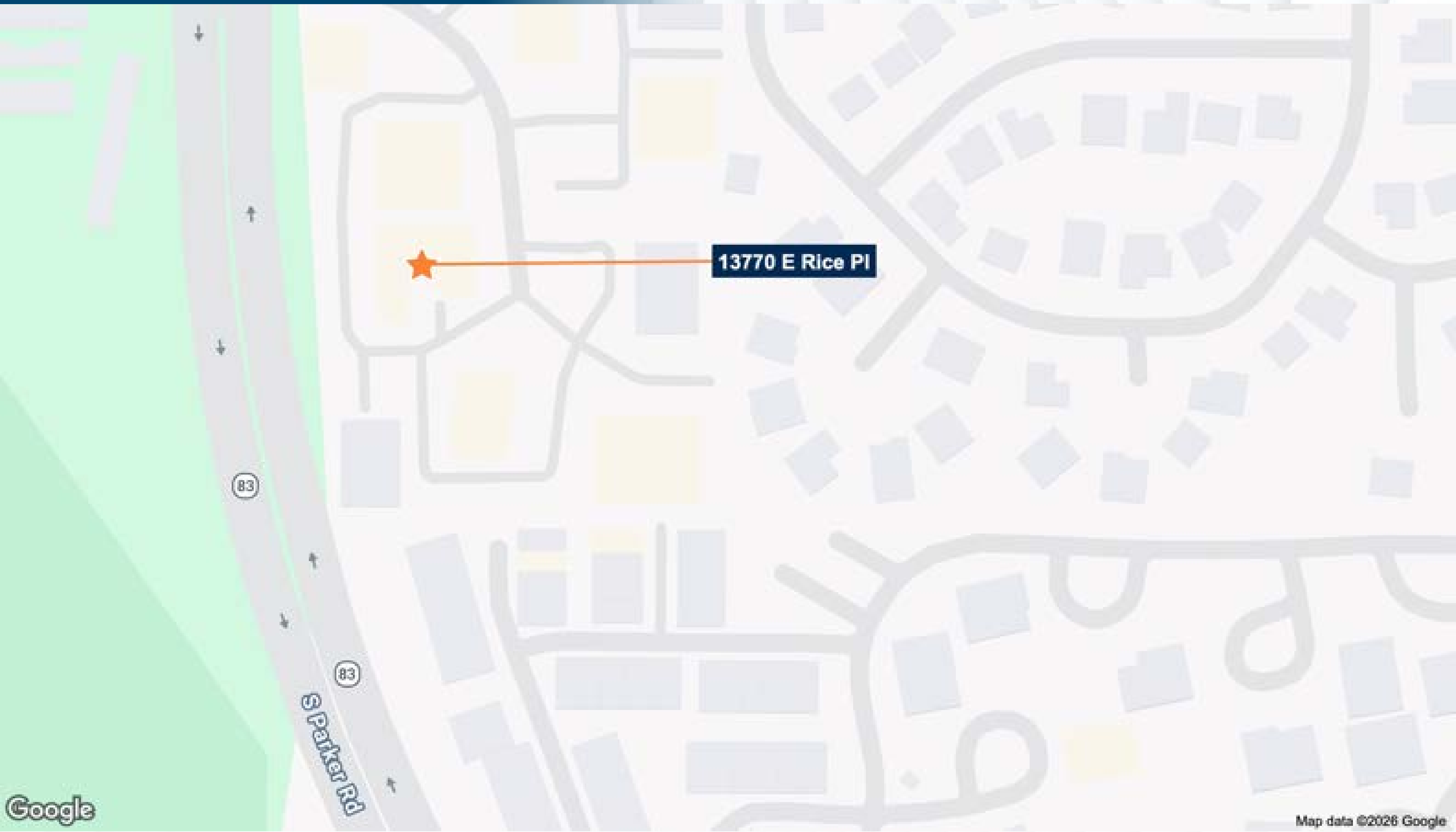
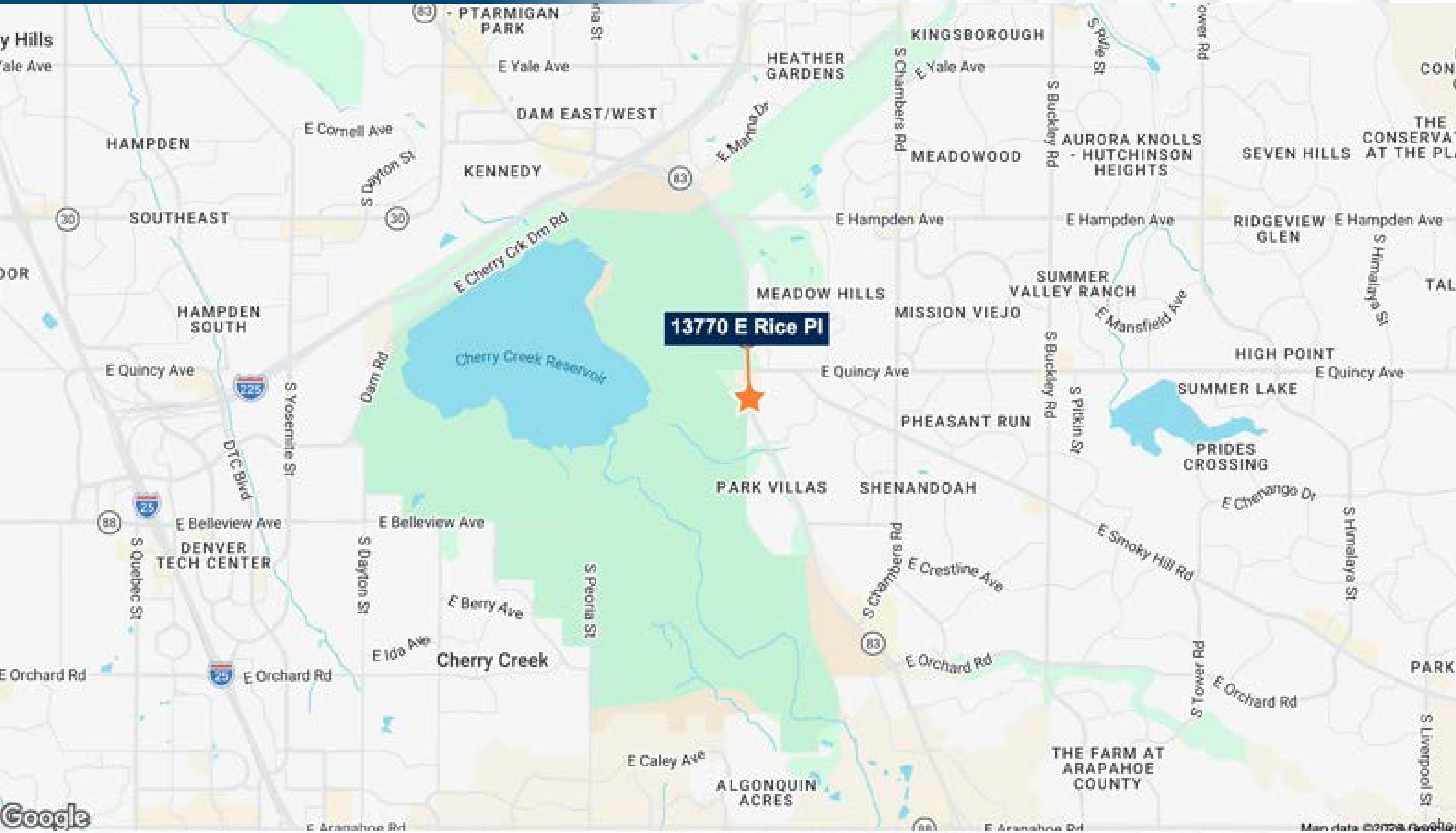
PARCEL **MAP**


S Parker Rd
83
13770 E Rice Pl
4401
4403
4413
4421
4423
Google
Map data ©2026 Google

LOCAL **MAP**



REGIONAL **MAP**



RETAILER **MAP**

MARKET **OVERVIEW**

AURORA, COLORADO

The investment property is in Aurora, a thriving and rapidly expanding city within the Greater Denver metropolitan area. The city is an ideal market for office investment thanks to its growing population, strong talent pool, and abundance of office-using employers. Approximately 366,302 residents live within a five-mile radius of the property, and this population is projected to increase 2.2 percent by 2030. Notably, this population is highly educated, with over 52 percent of those residents having attained a bachelor's degree or higher. This desirable talent pool contributes to the presence of numerous office-using healthcare, education, and government employers, helping to bolster the area's stable and resilient economy. Buckley Air Force Base is among the metro's leading jobs provider and employs over 11,000 residents. Additionally, the University of Colorado Health and Children's Hospital Colorado employs a combined 20,000 residents. Furthermore, Aurora is home to several key employment hubs—examples include the Anschutz Medical Campus and the Fitzsimons Innovation District—that reflect the area's appeal for office-using employers. Additionally, the market's ideal location along Interstates 70, 225, and the E-470 beltway, as well as its proximity to Denver International Airport, reinforces Aurora's enduring demand for office space. Overall, the combination of strong employment drivers, population growth, and regional connectivity reinforces the market's long-term office investment appeal.

MARKET **OVERVIEW**

AURORA, COLORADO

- *Strategic Office Investment Opportunity in Aurora, A Rapidly Expanding City Within the Greater Denver Metropolitan Area.*
- *Dense and Highly Educated Population Base with Over 366,000 Residents Within a Five-Mile Radius.*
- *Proximity To Major Employment Anchors Including Buckley Air Force Base and the Anschutz Medical Campus.*
- *Excellent Regional Connectivity Via Interstates 70, 225, E-470, and Close Proximity to Denver International Airport.*

AURORA, CO

DEMOGRAPHICS

11,919
2025 POPULATION WITHIN 1 MILE

112,389
2025 POPULATION WITHIN 3 MILES

366,302
2025 POPULATION WITHIN 5 MILES

39.0
MEDIAN AGE WITHIN 1 MILE

$107,191
AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE

$119,906
AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES

5,515
2025 TOTAL HOUSEHOLDS WITHIN 1 MILE

46,862
2025 TOTAL HOUSEHOLDS WITHIN 3 MILES

2.2
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:

____
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 <u>not</u> 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 <u>not</u> the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is <u>not</u> 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

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