Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM

3064 WHITMAN DRIVE

EVERGREEN, CO 80439

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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.

ACTIVITY ID: ZAH0050257

SECTION 1

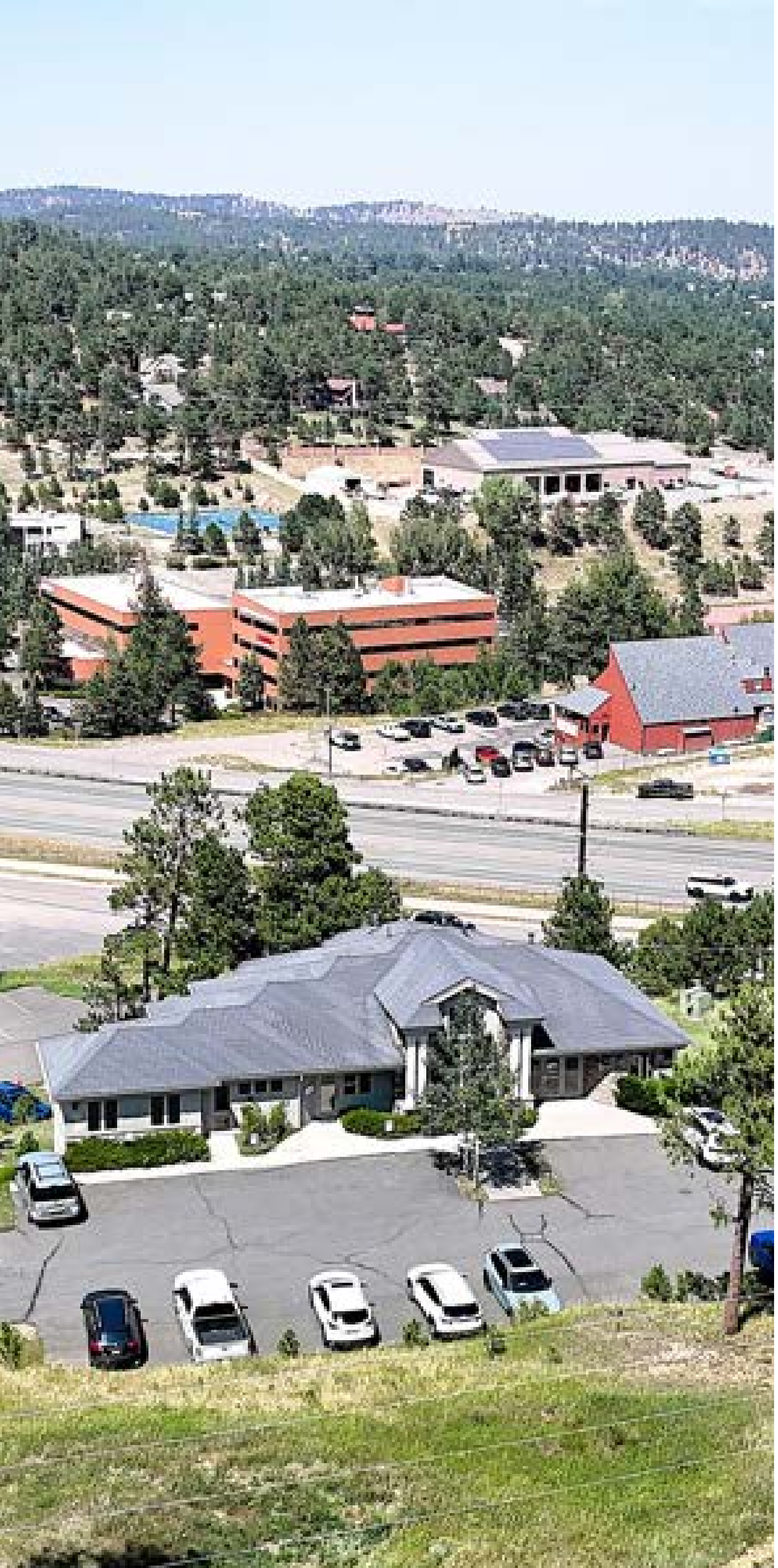
EXECUTIVE SUMMARY

Marcus & Millichap
THE KRAMER GROUP

3064 WHITMAN DRIVE
EVERGREEN, CO 80439

$1,100,000
OFFERING PRICE

2000	6,766	0.46
YEAR BUILT	RENTABLE SF	LOT SIZE (ACRES)



THE **OFFERING**

Marcus & Millichap is pleased to present the exclusive offering of 3064 Whitman Drive, a fully stabilized multi-tenant office investment located in the affluent mountain community of Evergreen, Colorado. Situated on approximately 0.46 acres, the property contains 6,766 rentable square feet and is currently 100 percent occupied by a diverse mix of professional office tenants.

The asset offers investors immediate in-place cash flow from an established tenant roster anchored by Land Title, Foothills Architects, and Synnax. The property benefits from a proven operating history, strong occupancy, and a desirable location within one of Colorado's most affluent and educated communities. Evergreen's proximity to the Denver metropolitan area, combined with its high quality of life, supports long-term tenant demand from professional service firms seeking an alternative to traditional urban office environments.

With contractual rent growth, near-term lease rollover opportunities, and a highly accessible location less than 45 minutes from Downtown Denver, 3064 Whitman Drive presents investors with the opportunity to acquire a stabilized office asset in a supply-constrained mountain market with strong demographic fundamentals.

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INVESTMENT **HIGHLIGHTS**

Fully Stabilized Cash-Flowing Asset

- Fully occupied office building with three established professional office tenants generating immediate and consistent income.

Potential Use for an Owner-User

- Synnax Labs' lease expires in January 2027, creating an owner-user opportunity or the potential for a long-term renewal. Their recent full-suite renovation signals a commitment to remain in the space.

Diverse Tenant Mix

- Tenancy includes Land Title, Foothills Architects, and Synnax, reducing reliance on a single occupant and providing diversified revenue streams.

Strategic Evergreen Location

- Located in Evergreen, one of Colorado's most desirable mountain communities, offering convenient access to Denver while providing a unique live-work environment.

Affluent Demographics

- Evergreen boasts household incomes significantly above national averages and a highly educated resident base, supporting demand from professional and service-oriented businesses.

Limited Competitive Supply

- Mountain office inventory remains relatively constrained compared to Denver metro submarkets, helping support tenant retention and occupancy levels.


FOOTHILLS
Land Title
GUARANTEE COMPANY
Since 1967
-ENTER HERE FOR-
LAND
TITLE
PLEASE
RING THE BELL
FOR SERVICE
THANK YOU !!!
-LTGC EVERGREEN

SECTION 2

PROPERTY FINANCIALS

Marcus & Millichap
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FINANCIAL **SUMMARY**

As of September,2026

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Changes on	Rent Increase
Land Title	201 & 202	3,381	50.0%	4/1/10	4/30/31	$21.00	$5,917	$71,004	May-2027	$6,058
Foothills Architects, LLC	300	2,065	30.5%	8/1/22	7/31/30	$21.50	$3,700	$44,400	Aug-2027	$3,785
Synnax, lower level	400	1,320	19.5%	1/12/26	1/31/27	$19.50	$2,145	$25,740	-	-
Total		6,766				$20.86	$11,762	$141,144		
			Occupied Tenants: 3	Unoccupied Tenants: 0		Occupied Rentable SF: 100.00%		Unoccupied Rentable SF: 0.00%		
				Total Current Rents: $141,793		Occupied Current Rents: $141,793		Unoccupied Current Rents: $0		

FINANCIAL **SUMMARY**

INCOME	Current		Per SF
Scheduled Base Rental Income	141,793		20.96
General Vacancy	(7,090)	5.0%	(1.05)
Effective Gross Revenue	$134,703		$19.91

OPERATING EXPENSES	Current		Per SF
General Maintenance	2,132		0.32
Janitorial Service	5,460		0.81
Landscaping	180		0.03
Materials & Supplies	926		0.14
Snow Removal	2,635		0.39
Trash Removal	668		0.10
Fire Alarm Monitoring	720		0.11
Gas/Electric	7,279		1.08
Water & Sewer	1,025		0.15
Insurance	4,635		0.69
Real Estate Taxes	22,733		3.36
Management Fee	6,735	5.0%	1.00
Total Expenses	$55,128		$8.15
Expenses as % of EGR	40.9%		
Net Operating Income	$79,575		$11.76

FINANCIAL **SUMMARY**

SUMMARY	
Price	$1,100,000
Down Payment	$440,000
Down Payment %	40%
Number of Suites	3
Price Per SqFt	$162.58
Rentable Built Area (RBA)	6,766 SF
Lot Size	0.46 Acres
Year Built	2000
Occupancy	100.00%

RETURNS	Current
CAP Rate	7.23%
Cash-on-Cash	5.93%
Debt Coverage Ratio	1.49

Financing	1st Loan
Loan Amount	$660,000
Loan Type	New
Interest Rate	6.50%
Amortization	25 Years
Year Due	2036

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

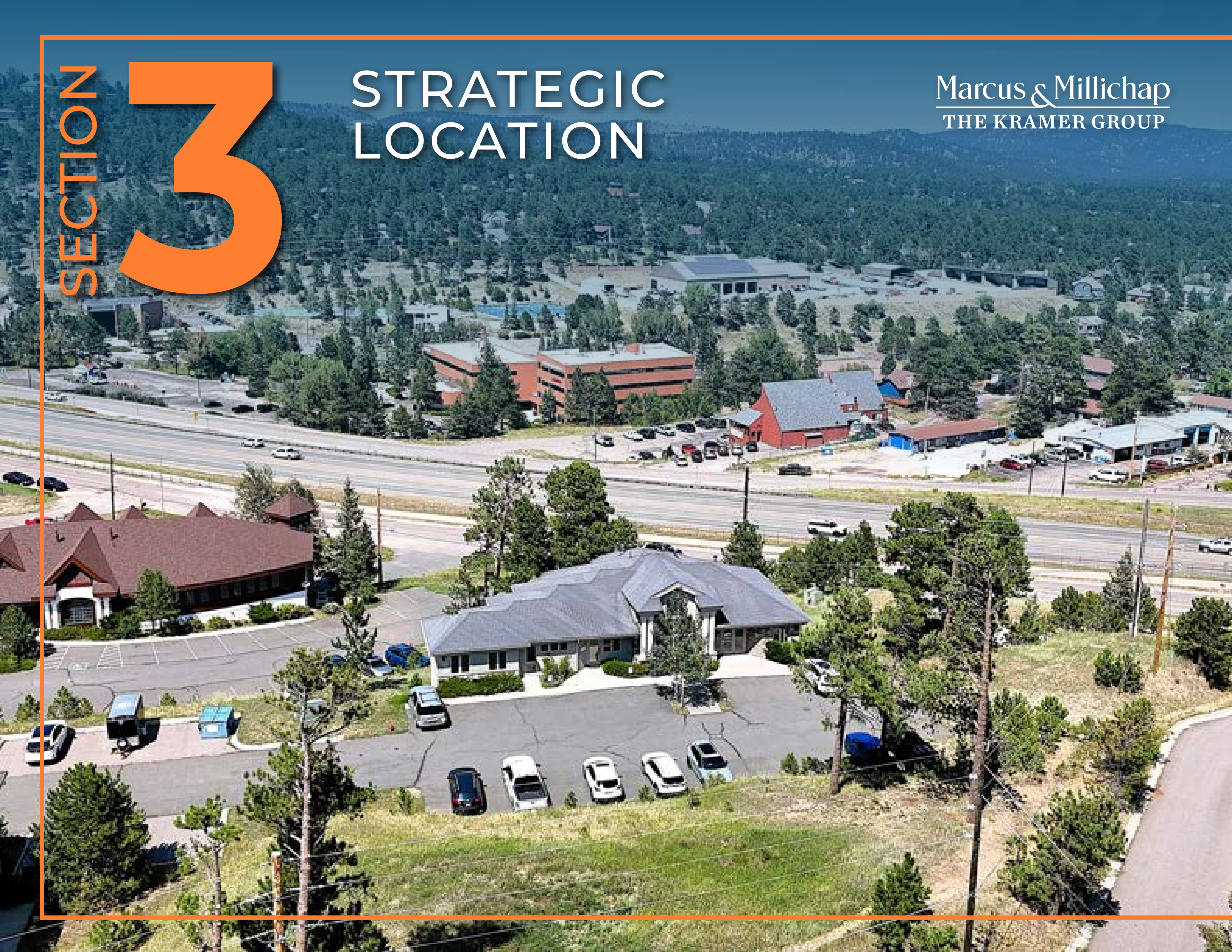
OPERATING DATA

INCOME		Current
Scheduled Base Rental Income		$141,793
Potential Gross Revenue		$141,793
General Vacancy	5.0%	($7,090)
Effective Gross Revenue		$134,703
Less: Operating Expenses	40.9%	($55,128)
Net Operating Income		$79,575
Cash Flow		$79,575
Debt Service		($53,476)
Net Cash Flow After Debt Service	5.93%	$26,099
Principal Reduction		$10,897
Total Return	8.41%	$36,996

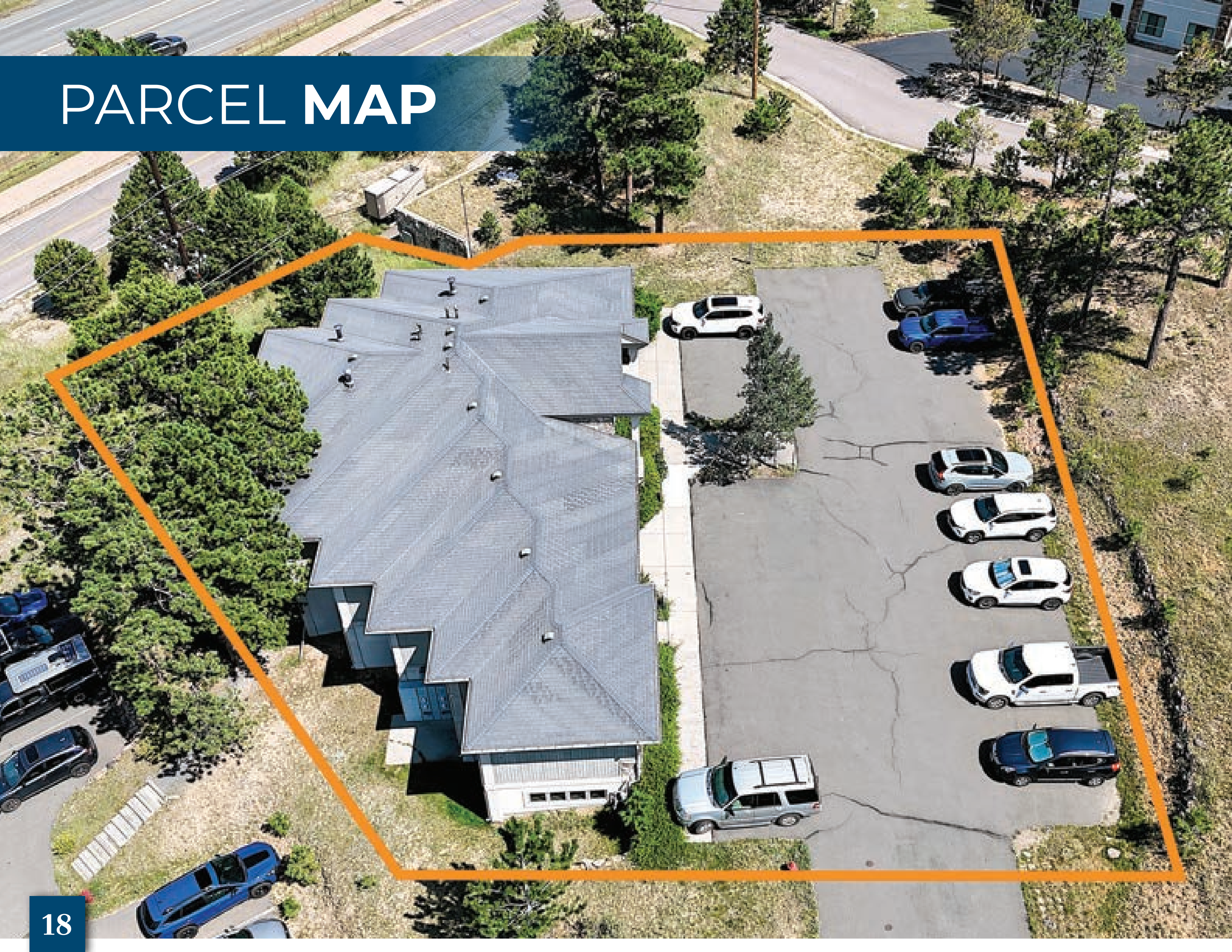
OPERATING EXPENSES	Current
CAM	$21,025
Insurance	$4,635
Real Estate Taxes	$22,733
Management Fee	$6,735
Total Expenses	$55,128
Expenses/Suite	$18,376
Expenses/SF	$8.15

SECTION 3
STRATEGIC LOCATION

Marcus & Millichap
THE KRAMER GROUP



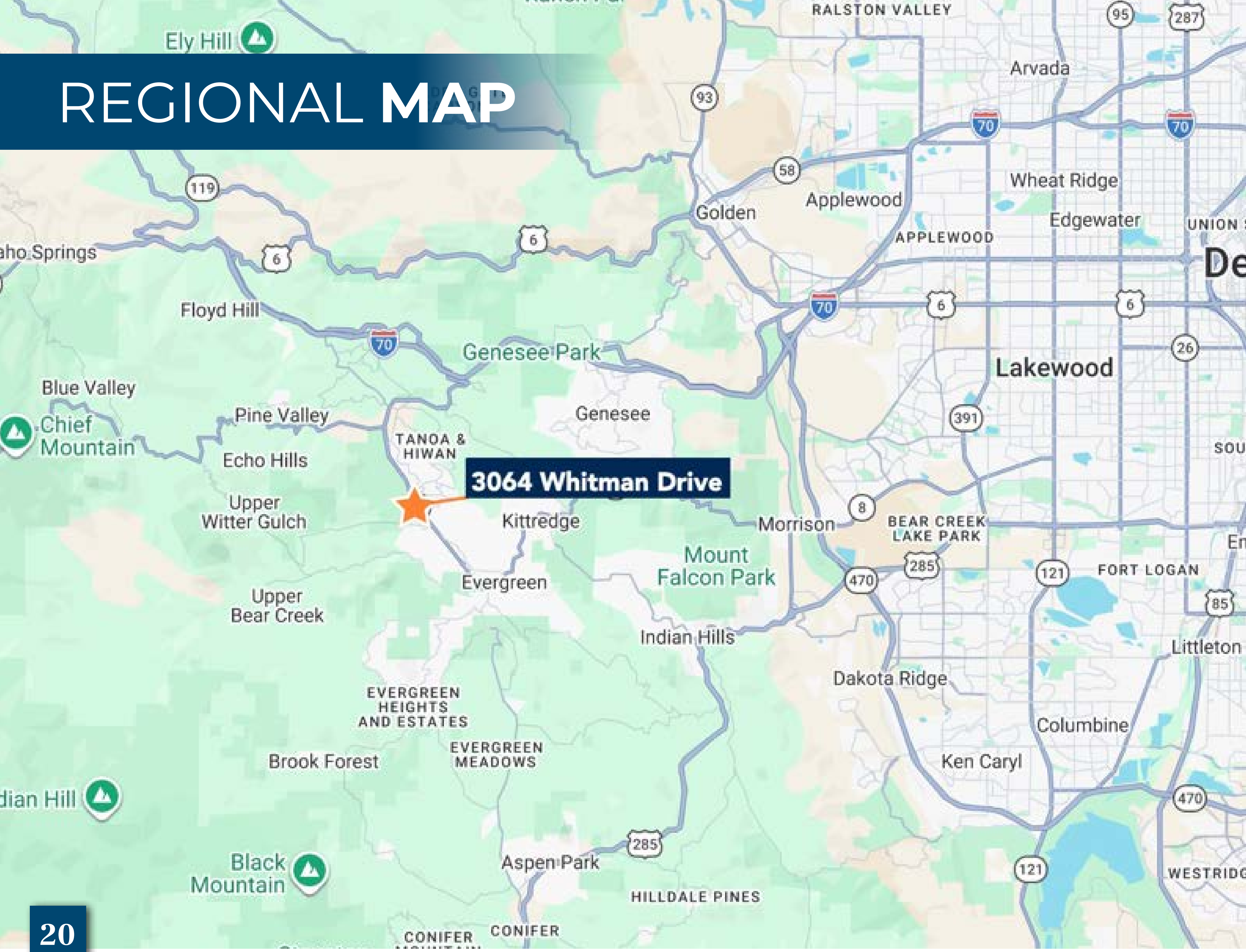
PARCEL **MAP**



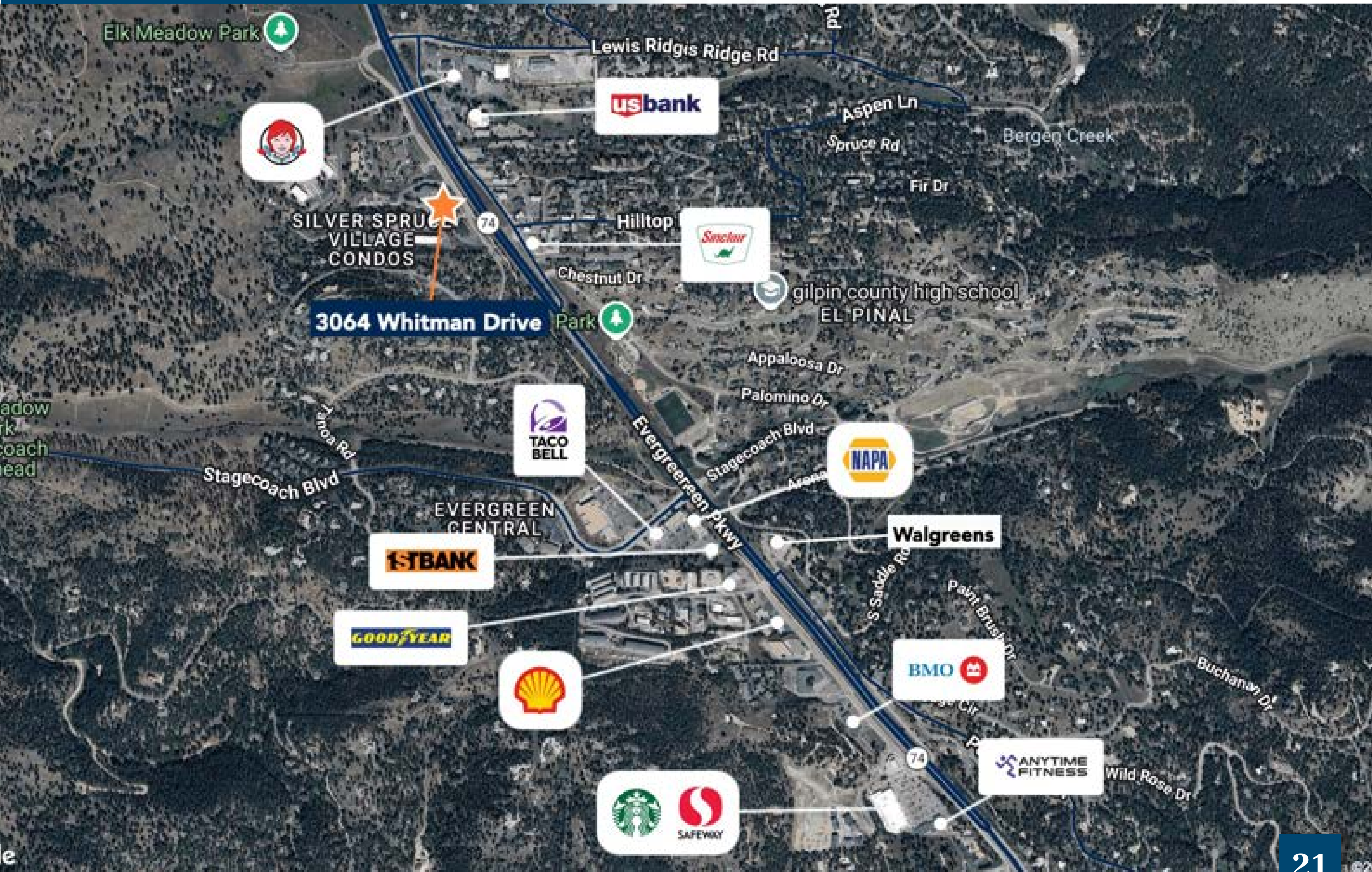
LOCAL **MAP**

3064 Whitman Drive
Inverness Dr
S Hiwan Dr
Lewis R
Lewis Ridge Rd
Bergen Peak Dr
Bergen Peak Dr
CO-74 Frontontage
Royale Elk Way
Rocky Mountain Academy of Evergreen...
Royale Elk Way
Frost Way
John Wallace R
74
Hilltop Dr
Pine Cone Ln
Chestnut Dr
CO-74 Frontage
Evergreen Pkwy
gilpin county high sc
Roan Dr
Elk View Dr
Elk View Dr
Bergen Peak Dr
Stagecoach Park
El Pinal Dr
Tanoa Rd
Tanoa R
Stagecoach Fields

REGIONAL **MAP**



RETAILER **MAP**



MARKET **OVERVIEW**

EVERGREEN, COLORADO

Evergreen is a scenic mountain community located less than 45 minutes west of Downtown Denver, offering a unique blend of natural beauty and accessibility to one of the region's largest economic centers. With a 2025 population of approximately 9,267 residents, Evergreen provides a tranquil, upscale alternative to Denver's urban environment while maintaining strong connectivity to the broader metropolitan area. The local economy is supported by a highly educated and affluent population, with over 68 percent of residents holding a bachelor's or graduate degree and a median household income of $155,962—both of which are significantly higher than the national average. Key industry sectors include professional and business services, healthcare and education, and finance and real estate, reflecting a workforce that is largely composed of professionals, remote workers, and entrepreneurs. Evergreen also offers year-round activities including hiking, fishing, biking, and water sports, drawing both residents and visitors to its scenic landscapes. This strong lifestyle appeal, combined with its demographic strength and proximity to Denver, positions Evergreen as a desirable and stable market within the Front Range region.

HIGHLIGHTS:

- **Affluent and Highly Educated Population:** Median Household Income of $155,962 with Over 68 Percent Holding Bachelor's or Graduate Degrees
- **Strategic Denver Proximity:** Located Less Than 45 Minutes from Downtown Denver Offering Access to a Major Economic Hub
- **Professional Workforce Base:** Economy Anchored by Professional Services, Healthcare, and Finance Sectors

EVERGREEN, CO

DEMOGRAPHICS

3,034
2025 POPULATION WITHIN 1 MILE

12,811
2025 POPULATION WITHIN 3 MILES

22,380
2025 POPULATION WITHIN 5 MILES

48
MEDIAN AGE WITHIN 1 MILE

$195,268
AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE

$188,124
AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES

1,214
2025 TOTAL HOUSEHOLDS WITHIN 1 MILE

5,225
2025 TOTAL HOUSEHOLDS WITHIN 3 MILES

2.4
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:

3064 Whitman Drive, Evergreen, CO 80439

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

3064 WHITMAN DRIVE

EVERGREEN, CO 80439

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