

OFFERING MEMORANDUM

PRICE REDUCTION



INVESTMENT ADVISORS



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COMMERCIAL ADVISORS

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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

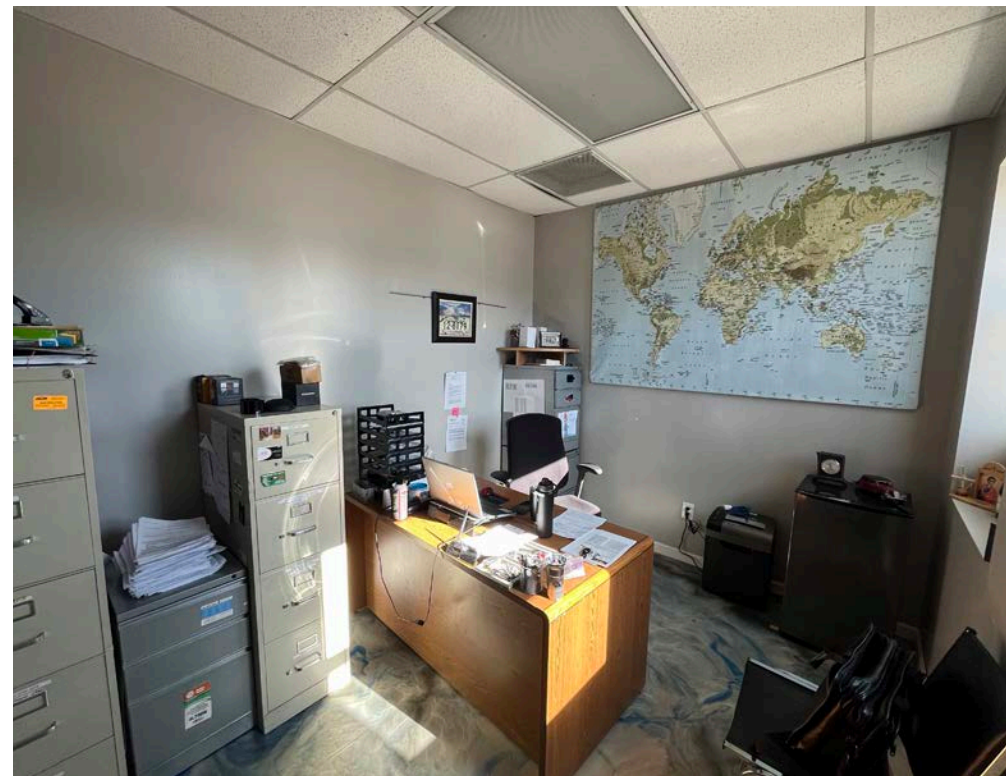
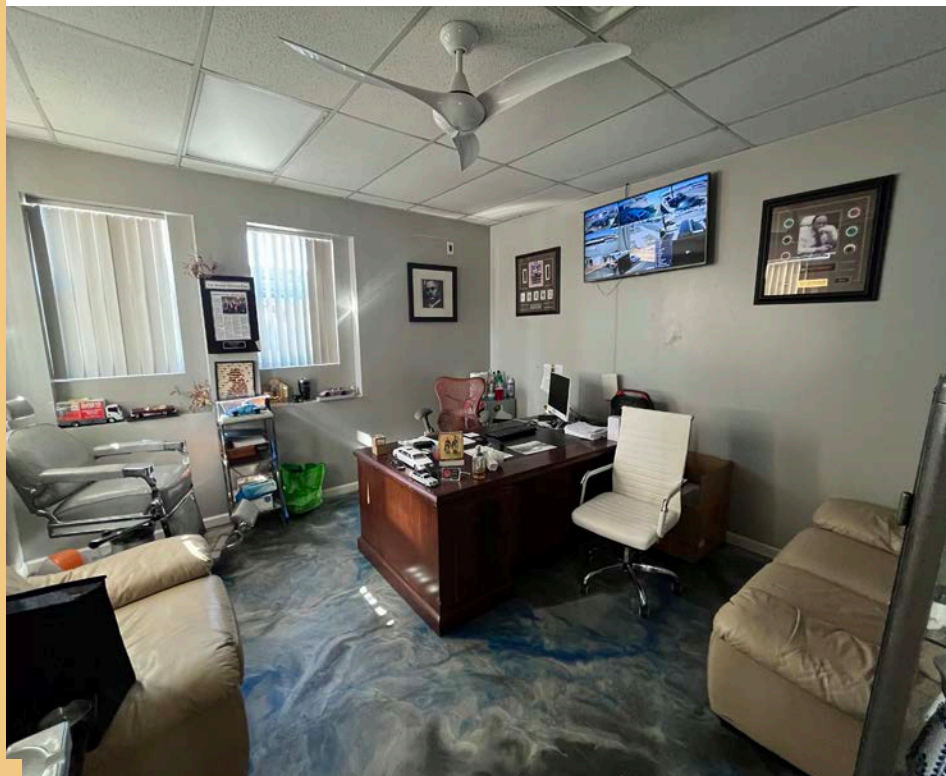
Address	2195 W Evans Ave. Denver, CO 80223
Price	\$1,175,000
Building Type	Steel
Building Size	5,000 SF
Lot Size	9,375 SF
Year Built	2013
Roof	Steel Seam
Building Type	Industrial/Retail
Garage	4 Drive-Ins (All 12' x 12' or larger)
Zoning	S-CC-3

PROPERTY HIGHLIGHTS

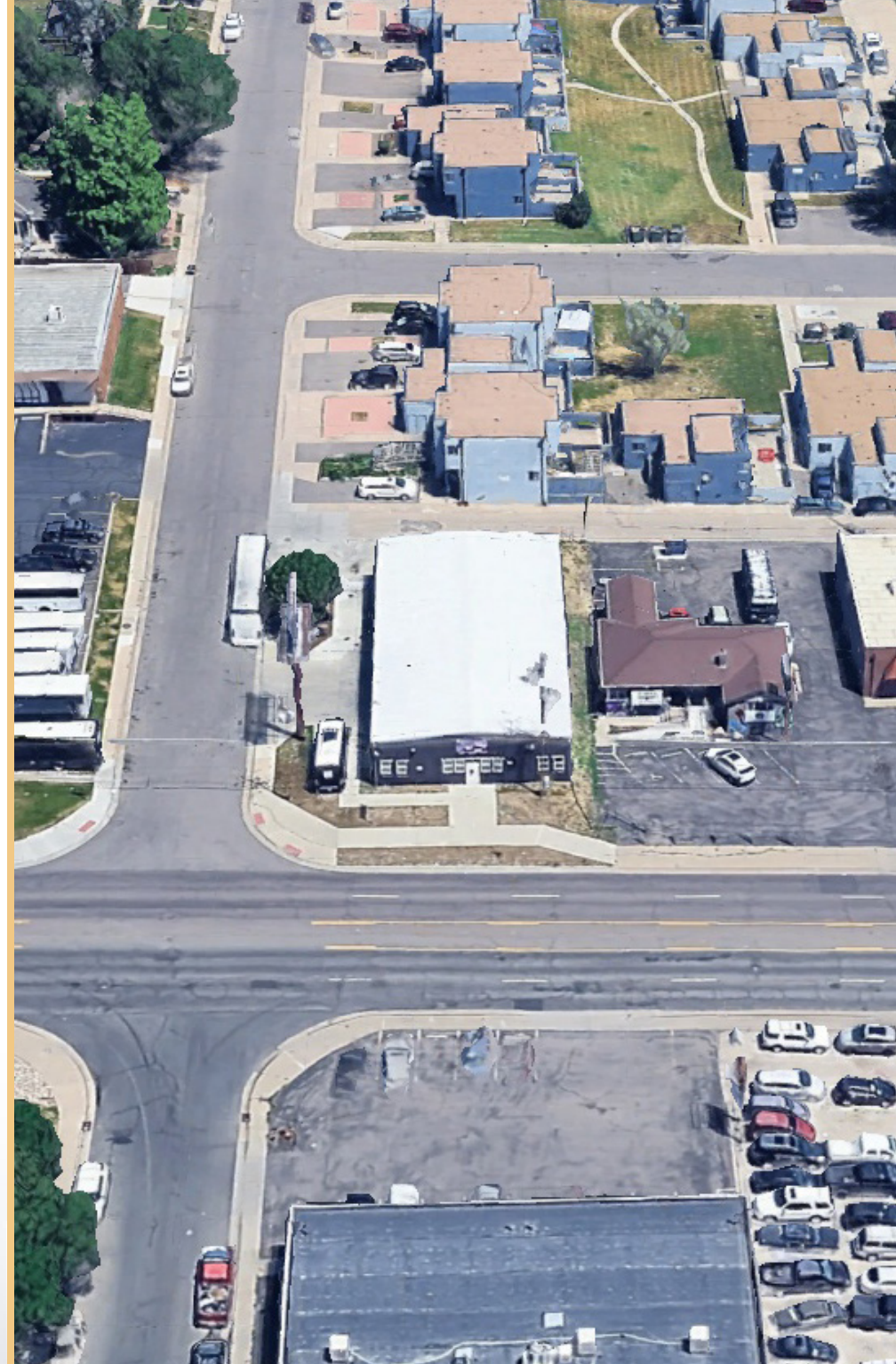
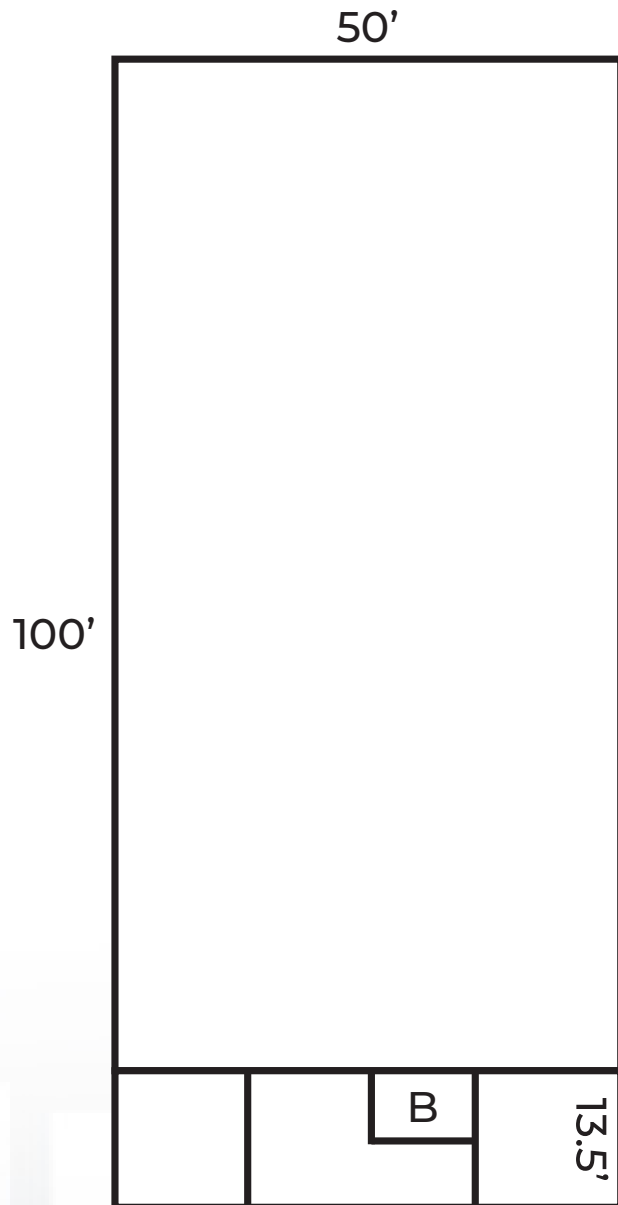
- 5,000 SF industrial building with multiple oversized garage doors
- Prime location on West Evans Avenue
- Exceptional exposure on a heavily traveled road
- Desirable Warehouse to Office Split
- Quick access to Santa Fe and other main roads for great access

2195 W Evans Ave. is a 5,000 SF retail/industrial building and is a great opportunity for an Owner User or an Investor. The building features multiple oversized garage doors that provide exceptional flexibility for a wide range of industrial users. With a desirable warehouse to office ratio, coated floors, and multiple access points, this building is a rare find on such a busy street. Situated along West Evans Avenue with immediate proximity to Santa Fe Drive, the property benefits from a high-visibility location on one of the metro area's most heavily travelled roads, ensuring easy access for employees, customers, and delivery vehicles while providing exceptional exposure for brand-conscious tenants.





FLOORPLAN



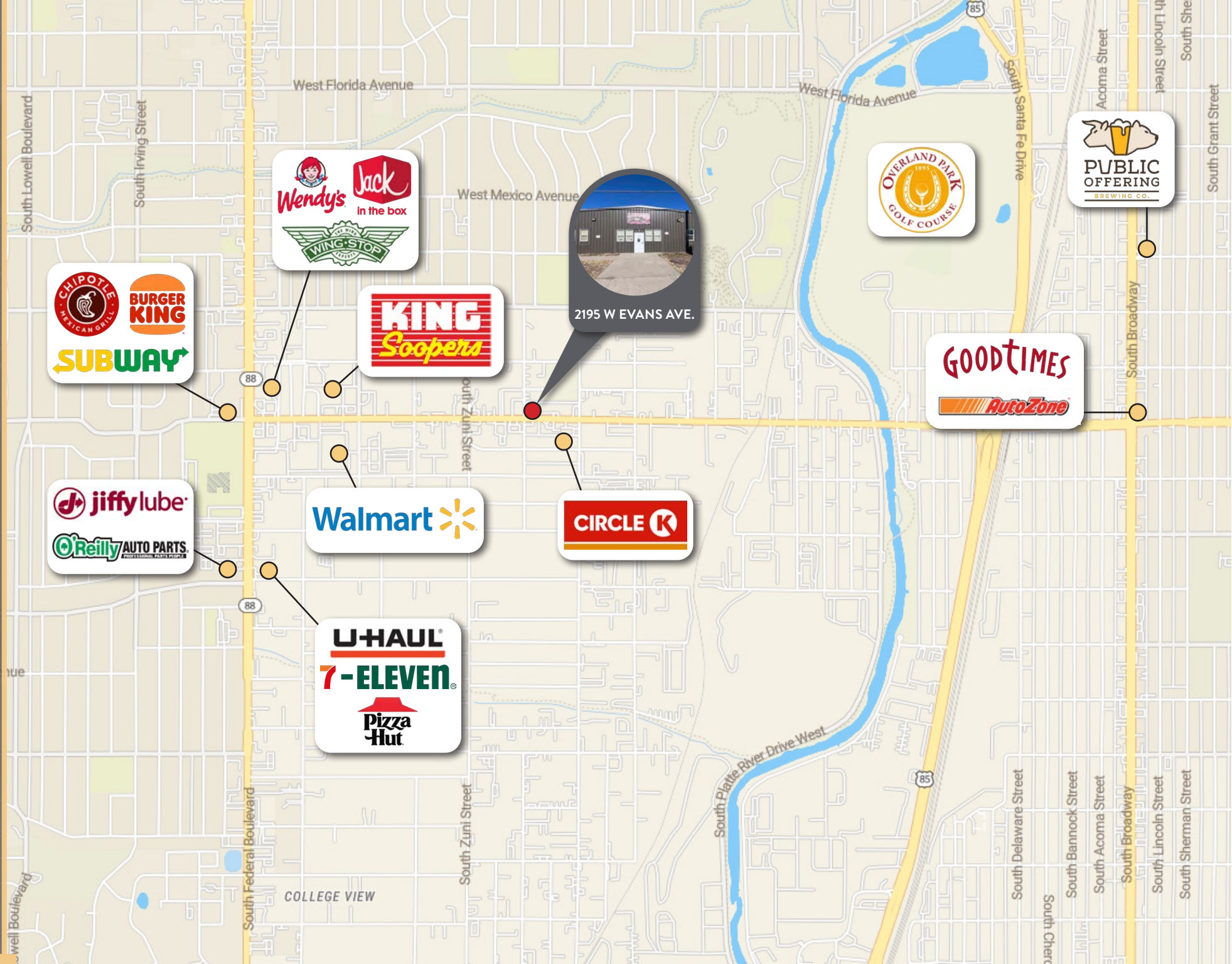


LOCATION OVERVIEW



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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 2195 W Evans Ave., Denver, CO 80223 (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.



2195 W EVANS AVE. | DENVER, CO

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