

OFFERING MEMORANDUM



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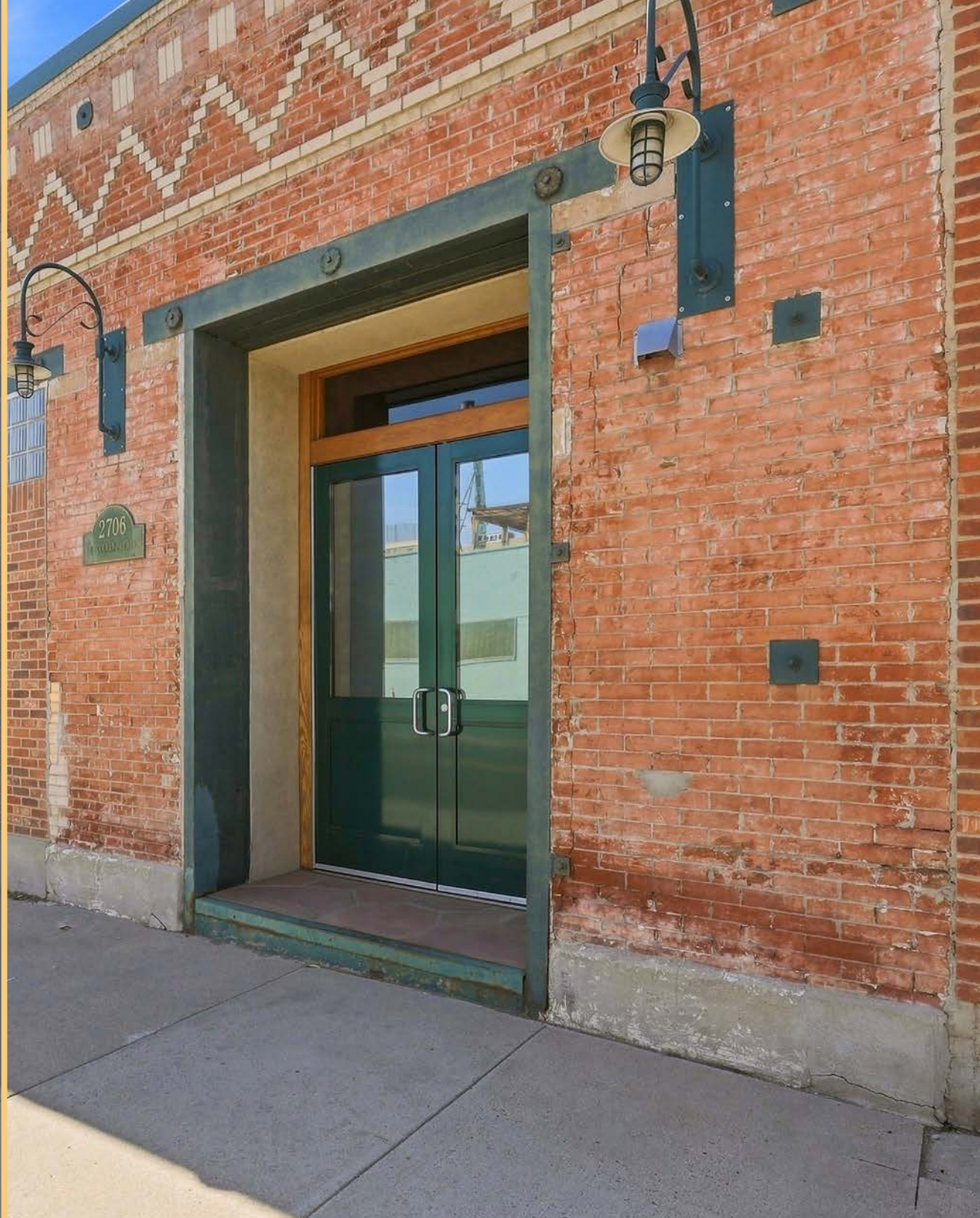
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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	2706 W Colfax Ave. Denver, CO 80204
List Price	\$1,475,000
Lease Rate	\$21.00/SF NNN
Building Size	4,871 SF
Lot Size	5,286 SF
Year Built/Renovated	1910/2000
Roof	Flat
Building Type	Brick
Heat	Forced Air/Radiant Heat
Zoning	C-MX-8
Off-Street Parking	3-4 Spaces

PROPERTY HIGHLIGHTS

- Brick building with a fantastic current build out
- Multiple individual offices, conference rooms, and restrooms
- Full kitchen for staff
- Quick access to all surrounding areas
- C-MX-8 Zoning allows for flexible tenant and owner use

2706 W Colfax is a standalone 4,871 SF brick office building with vaulted ceilings and abundant natural light. Within the building are two open bullpen areas, supported by multiple private offices, conference rooms, and restrooms, along with a full kitchen and shower. Radiant heat and forced-air cooling keep the space comfortable year-round. On-site parking accommodates 3 to 4 vehicles, with plentiful additional parking available at the city lot immediately west of the property.

Zoned C-MX-8 (Urban Center, Mixed Use — up to 8 stories), the property offers exceptional flexibility for a wide range of tenants or owner-users. Permitted uses under the Denver Zoning Code include:

- **Office, All Others** — permitted with zoning permit (P-ZP)
- **Dental / Medical Office or Clinic** — permitted with limitations (L-ZP, §11.4.10)
- **Eating & Drinking Establishments, All Types** — restaurants, cafés, bars (P-ZP)
- **Retail Sales, Service & Repair, All Others** — (P-ZP)
- **Food Sales or Market** — (P-ZP, §11.4.14)
- **Arts, Recreation & Entertainment Services, Indoor** — studios, fitness, galleries (P-ZP)
- **Animal Sales & Services, Household Pets Only** — e.g., grooming, vet clinic (L-ZP, §11.4.12)
- **Lodging Accommodations / Bed & Breakfast** — (P-ZP)

Whether configured as creative office, a clinic, retail, food & beverage, or a fitness/studio concept, the high-ceiling open layout and standalone footprint make this a rare, adaptable opportunity on West Colfax.

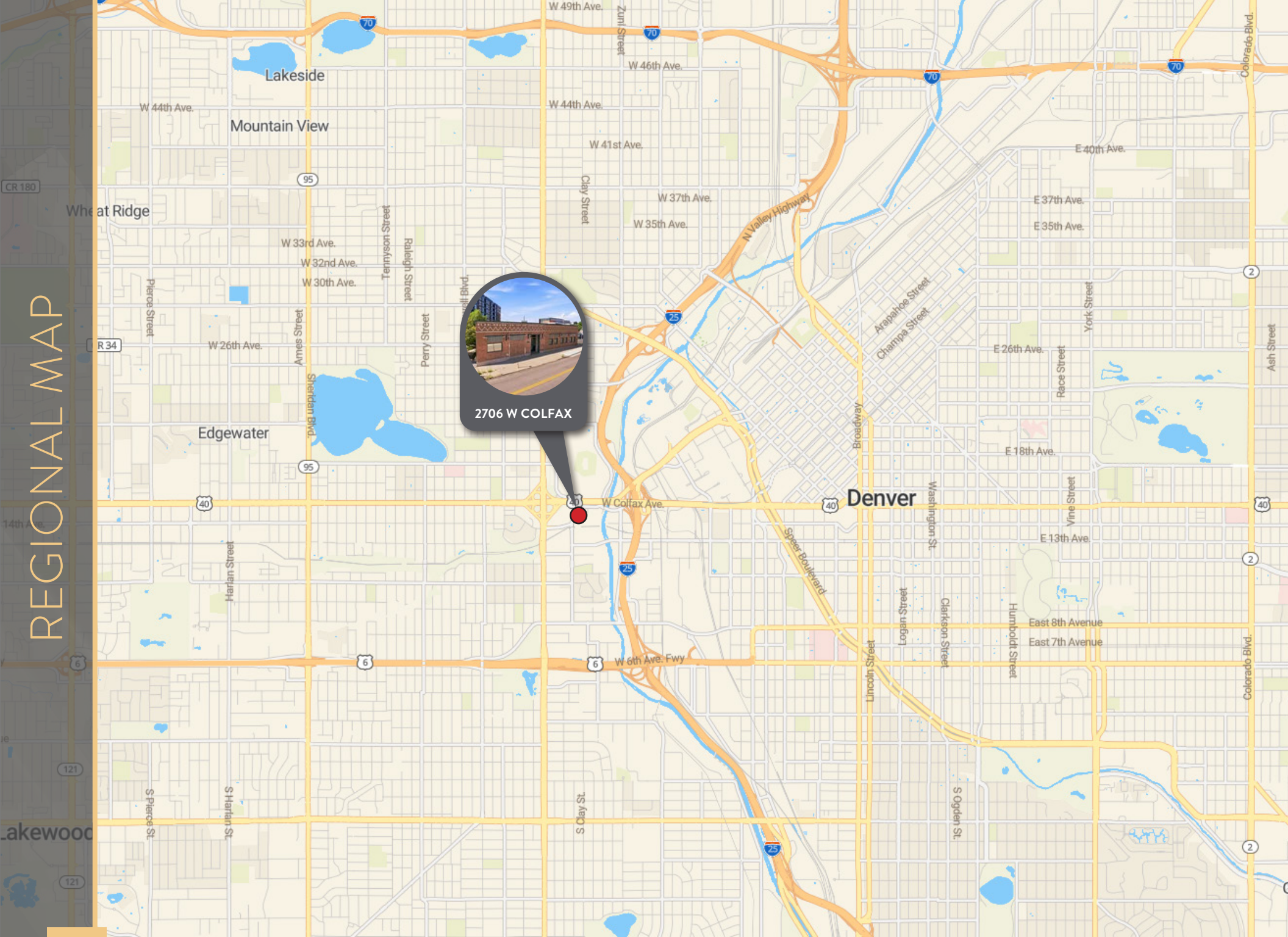




LOCATION OVERVIEW



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SUN VALLEY

Nestled directly along the South Platte River corridor, Denver's Sun Valley neighborhood offers exceptional logistical advantages and commute efficiency for modern office tenants. Situated less than two miles from Downtown Denver, the site provides rapid access to the central business district while avoiding core-downtown traffic congestion. Employees and visiting clients benefit from immediate vehicular access via I-25, US-6, and Colfax Avenue, alongside strong multi-modal transit options anchored by the RTD Light Rail West Line (Decatur-Federal Station).

Sun Valley is undergoing one of the most significant master-planned urban transformations in Denver's history, driven by major public-private investments, the Sun Valley EcoDistrict initiative, and successful creative commercial developments like STEAM on the Platte. The neighborhood is evolving into a vibrant, innovation-focused business district featuring updated public infrastructure, new housing, and expanding riverfront park amenities. As adjacent submarkets like RiNo and LoHi reach high real estate cost plateaus, Sun Valley offers a highly attractive, high-growth alternative for office occupiers seeking flexible workspace in an emerging, vibrant district. Acquiring an office asset in Sun Valley positions investors and owner-users to capitalize on substantial long-term value appreciation, favorable cost basis, and the neighborhood's ongoing momentum.





COMPARABLE
SALES

**SUBJECT PROPERTY**

2706 W Colfax Ave., Denver, CO

Sale Date	JUST LISTED
List Price	\$1,475,000
Building Size	4,871 SF
Land Area	5,286 SF
Price/SF	\$303

1120 Santa Fe Dr
Denver, CO 80204

#1

Sale Date	10/8/25
Sale Price	\$1,400,000
Building Size	4,700 SF
Land Area	7,405 SF
Price/SF	\$298

495 S Federal Blvd
Denver, CO 80219

#2

Sale Date	2/18/26
Sale Price	\$1,200,000
Building Size	3,609 SF
Land Area	10,454 SF
Price/SF	\$333

1556 Emerson St
Denver, CO 80218

#3

Sale Date	4/1/25
Sale Price	\$881,261
Building Size	3,334 SF
Land Area	7,405 SF
Price/SF	\$264

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 2706 W Colfax Ave., Denver, CO 80204 (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.



2706 W COLFAX AVE. | DENVER, CO

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