

# OFFERING MEMORANDUM



## 1700 EAST 17TH AVENUE

DENVER, CO 80218

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Marcus & Millichap  
THE KRAMER GROUP

# NON-ENDORSEMENT & DISCLAIMER NOTICE

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
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**Marcus & Millichap**

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# EXECUTIVE SUMMARY PROPERTY DETAILS

**Total Price**

**\$2,395,000**

**1700 East 17th Avenue, Denver, CO 80218**

RBA

6,104 SF

Total Acres

0.24 Acres

Year Built / Renovated

1981

APN

02355-24-003-000



# INVESTMENT OVERVIEW EXECUTIVE SUMMARY

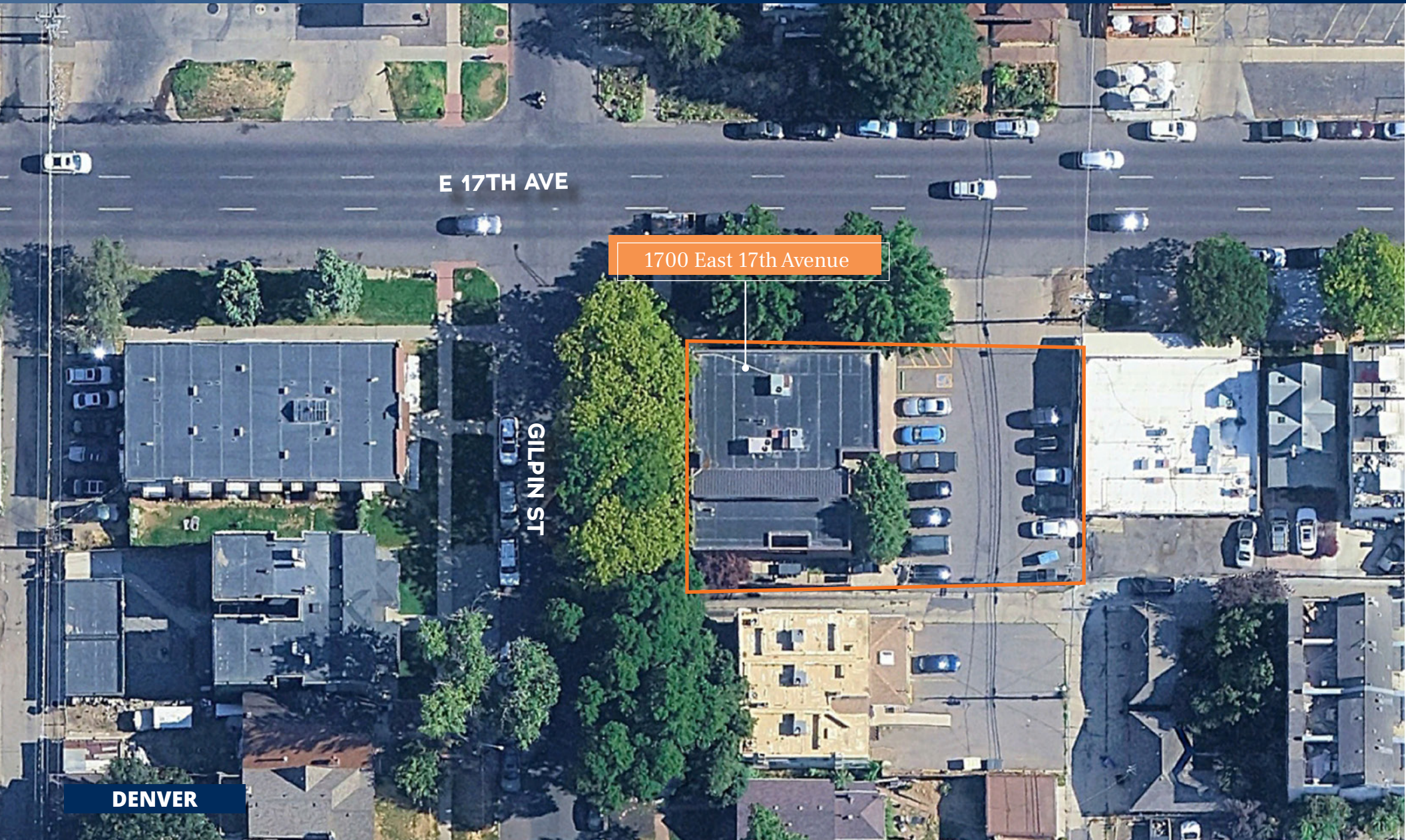
The Kramer Group of Marcus & Millichap is pleased to present 1700 East 17th Avenue. This all-brick Class B Multi-tenant office building is well positioned for the next owner-user. High visibility on 17th Street and ideally situated near medical facilities, restaurants, beautiful Denver parks and minutes to downtown.

Built in 1981, 6,292 gross square feet with 6,104 rentable. Two tenants in-place provides a stable opportunity for a user to own and occupy immediately.

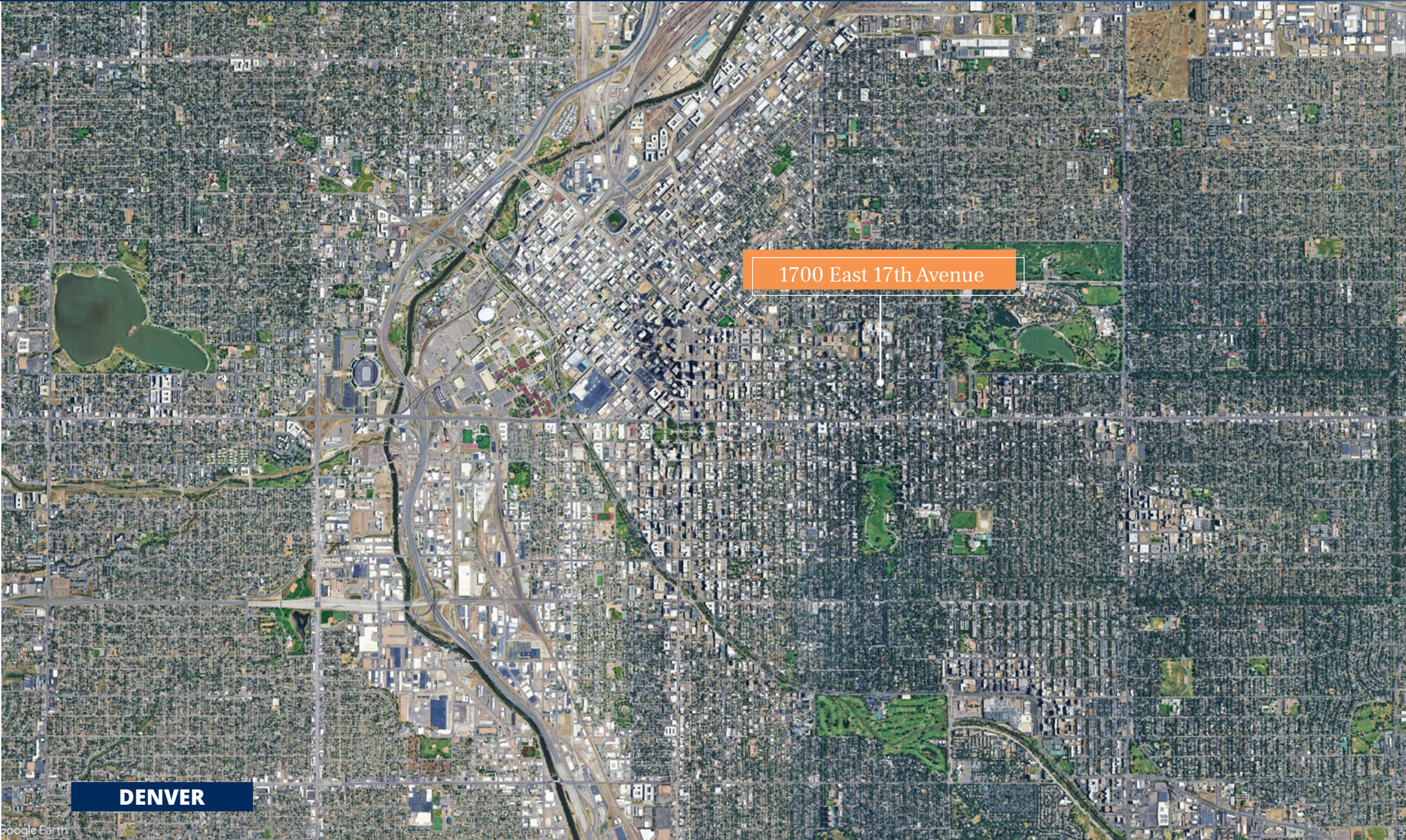
- 
- Great City Park West Location Right on 17th
  - Private Parking Lot – 18 Spaces.
  - Owner-User Opportunity with In-Place Income
  - Single Tenant Opportunity in the Future
  - Private Patio
  - Taxes 2024-2025 \$38,857
  - Building SF 6,292
  - Rentable SF 6,104
  - Lot Size 10,454 SF
  - Zoning G-MS-3



# EXECUTIVE SUMMARY LOCAL MAP



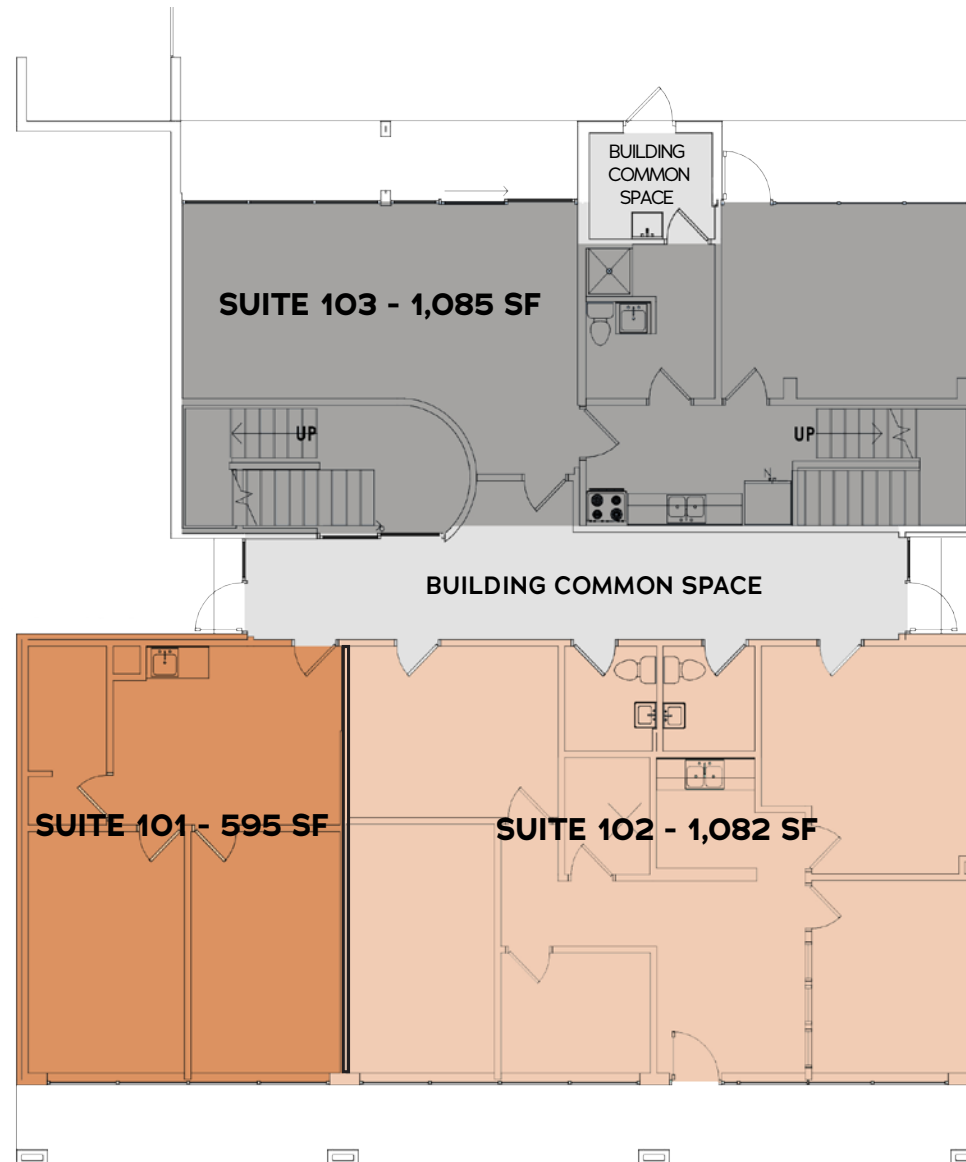
DENVER



1700 East 17th Avenue

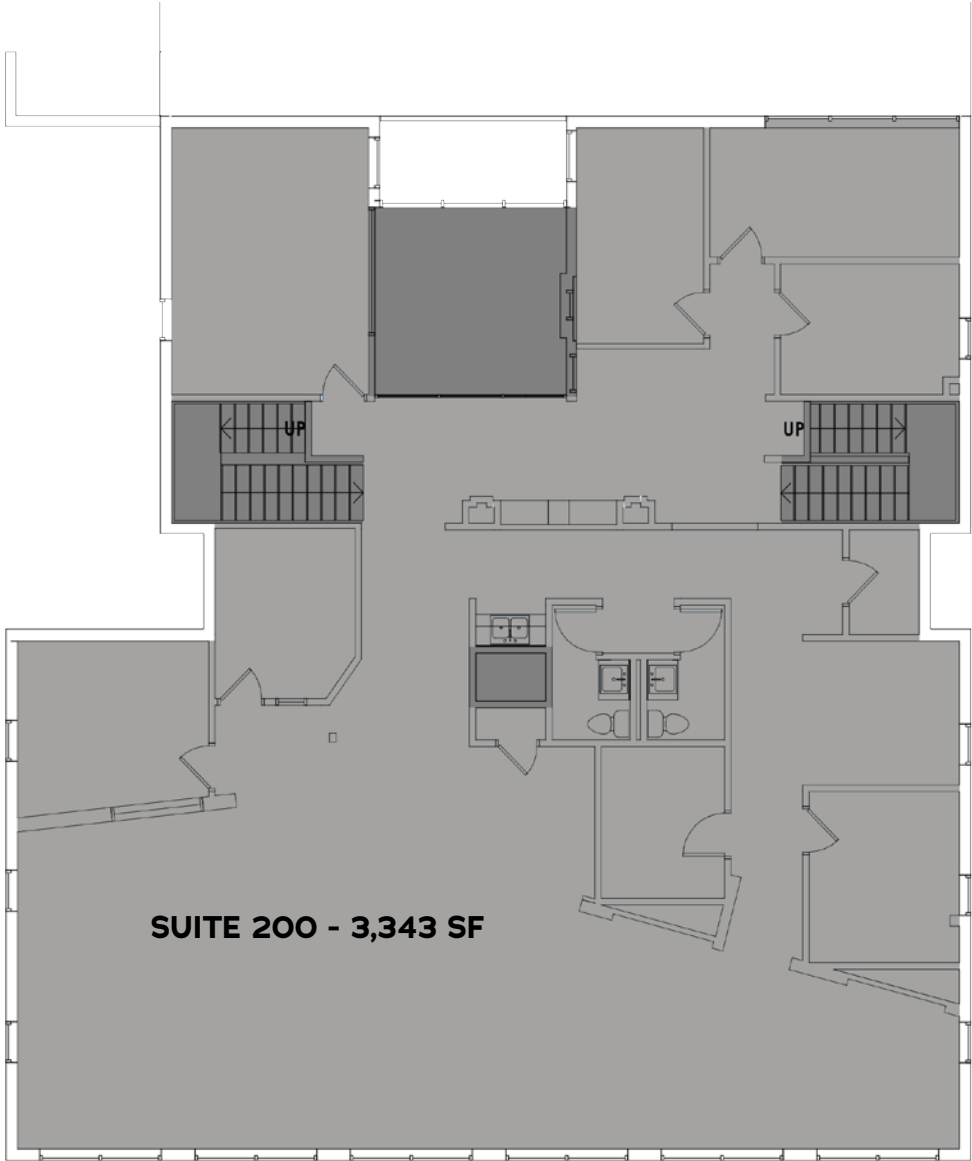
DENVER

# EXECUTIVE SUMMARY FLOOR PLANS



FLOOR 1

# FLOOR PLANS EXECUTIVE SUMMARY



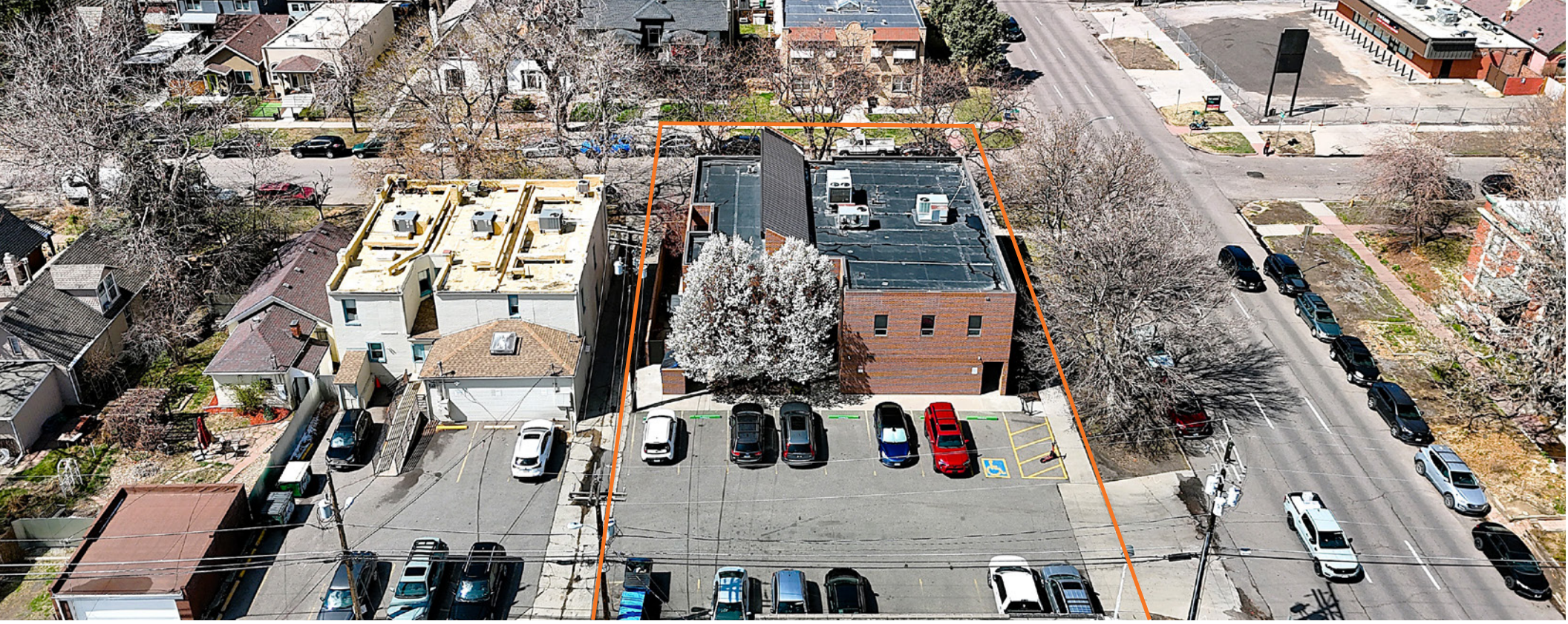
\*Combined Square Feet of Suites 103 and 200 is 4,428 SF.













# FINANCIAL ANALYSIS OPERATING STATEMENT

INCOME	Pro Forma		Per SF
Scheduled Base Rental Income	137,752		22.57
CAM	21,888		3.59
Insurance	13,889		2.28
Real Estate Taxes	38,857		6.37
Total Reimbursement Income	\$74,634	100.0%	\$12.23
Effective Gross Revenue	\$212,386		\$34.79

OPERATING EXPENSES	Pro Forma		Per SF
Utilities	3,744		0.61
Security	2,258		0.37
Repairs & Maintenance	8,213		1.35
Snow Removal Lawn Maintenance	4,925		0.81
Water	2,748		0.45
Insurance	13,888		2.28
Real Estate Taxes	38,857		6.37
Total Expenses	\$74,633		\$12.23
Expenses as % of EGR	35.1%		
Net Operating Income	\$137,753		\$22.57

- 1) Real Estate Tax number is for 2024 taxes payable 2025.
- 2) "Your Company" Pro-Forma rent calculated at \$22/SF.

## 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.

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### 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:

1700 E 17th Ave, Denver, CO 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 Attachment to emailed Offering Memorandum 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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