

Marcus & Millichap  
TAG INDUSTRIAL GROUP

# DENVER SINGLE-TENANT IOS

7499 EAST 41ST AVENUE

DENVER, CO 80216

# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2024 Marcus & Millichap. All rights reserved.

## 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. Activity ID: ZAF0050083

## SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

---

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

DENVER SINGLE-TENANT IOS  
7499 EAST 41ST AVENUE  
DENVER, CO 80216

PRESENTED BY

---

**ALYSSA TOMBACK**

Senior Associate  
Office & Industrial Division  
Denver Office  
Office (303) 328-2016  
Alyssa.Tomback@MarcusMillichap.com  
License: CO 100087968

**THIMY MORAITIS**

Associate  
Office & Industrial Division  
Denver Office  
Office (303) 328-2037  
Thimy.Moraitis@MarcusMillichap.com  
License: CO 100088159

BROKER OF RECORD

---

**ADAM LEWIS**

Denver Broker of Record  
1144 15th Street, Suite 2150  
Denver, CO 80202  
Tel: (303) 328-2050  
Adam.Lewis@MarcusMillichap.com  
License CO: ER100091205

DEBT CONTACT

---

**PHILLIP K. GAUSE**

Senior Vice President Capital Markets  
1144 15th Street, Suite 2150  
Denver, CO 80202  
Tel: (303) 328-2017  
Phillip.Gause@MarcusMillichap.com

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP







The page features a background image of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of dark steel beams. The right side shows the exterior of the building, which has light-colored corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

# TABLE OF CONTENTS

01

## INVESTMENT OVERVIEW

### SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement  
Regional Map • Aerial Map • Property Photos  
Tenant Summary • Acquisition Financing

02

## MARKET OVERVIEW

### SECTION 2

Market Analysis • Demographic Analysis

Marcus & Millichap

# SECTION 1

---

## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- 10,451-Square-Foot Single-Tenant Industrial Building on 2.9 Acres
  - Features 18' Clear Height, Two Drive-In Doors, and Truck Well
- Leased by TMI, Leading Provider of Products and Services for Traffic Control Industry
- Located Just Off I-70 with Proximity to Downtown Denver and Denver International Airport
  - Desirable Submarket with 2.2% Vacancy and 6.8% Rent Growth

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 7499 East 41st Avenue in Denver, Colorado, leased to Traffic Management Inc. The subject property consists of approximately 10,451 square feet of flex space and is situated on 2.9 acres of land. The single-tenant asset features a clear height of 18', metal construction, two grade-level doors, one truck well, and 25 parking spaces. With a building coverage ratio of 8 percent, the property has ample industrial outdoor storage space. Zoned for industrial mixed-use (I-MX-5), the property can also accommodate future development. Located just off Interstate 70, the property is about a 15-minute drive from Downtown Denver and a 20-minute drive to the Denver International Airport.

Traffic Management Inc. (TMI) is signed to a triple-net lease through September 2024 at \$14.64 per square foot. Established in 1995, TMI is the largest privately-owned minority business based in the U.S. TMI is a leading provider of products and services that include traffic control services, engineering, equipment rentals, product sales, sign manufacturing and installation, and round-the-clock emergency dispatch response. TMI maintains nearly 50 locations coast-to-coast from California to New Jersey (TMI).

The subject property is situated in the Quebec Street submarket, containing 11.5 million square feet of industrial space. The mid-sized submarket is one of Denver's original industrial hubs with 72 percent of the inventory constructed before 1990. In 2023, the vacancy rate bucked the national trend and dropped to a near record-low of 2.1 percent, sitting 5.3 percentage points lower than the market average. Asking Rent Growth slowed last year to 6.8 percent but continued to outpace the Consumer Price Index. Thanks to the lack of available land, there were no industrial properties under construction in Quebec Street at the start of 2024. While industrial demand is projected to slow considerably this year, the lack of new supply will help keep vacancies in low territory for the foreseeable future, offering investors a safe haven opportunity from many economic headwinds (CoStar).

Denver-Aurora-Lakewood metro is home to three million people among 10 counties. Known as the Mile High City, Denver, which is also a county, serves as the state's capitol and largest city, with approximately 742,800 residents. Metro Denver houses 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, and DISH Network. Aerospace, financial services, and health care are some of the industries that have driven economic growth in the new millennium. The passage of Amendment 64 in November 2012, created a new industry in marijuana, largely consisting of young thriving businesses. Metro Denver provides a high quality of life with rural and urban amenities. Rocky Mountain National Park is less than two hours driving from the metro area, and the city houses franchises for all four major sports.



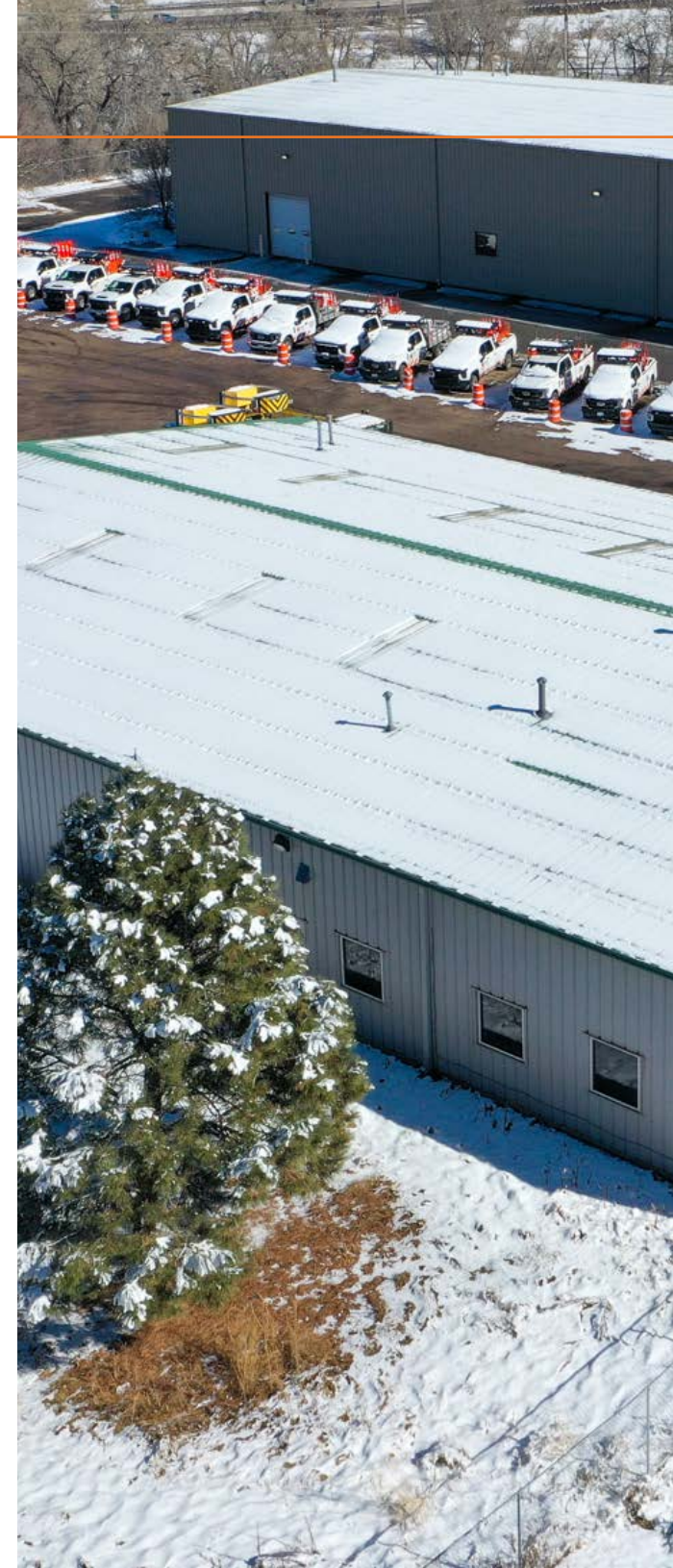
## PROPERTY DETAILS

### DENVER SINGLE-TENANT IOS

7499 EAST 41ST AVENUE, DENVER, CO 80216

Number of Suites	1
Number of Buildings	1
Total Square Feet	10,451
Warehouse Square Feet	6,451
Office Square Feet	4,000
Office Ratio	38%
Year Built	1998
Lot Size	2.9 Acres
Type of Ownership	Fee Simple
Clear Height	18'
Parking Spaces	25
Parking Surface	Asphalt
Building Class	C
Tenancy	Single
Grade Level Doors	2
Construction	Metal
Zoning	I-MX-5
Roof Type	Metal
Market	Denver
Submarket	Quebec Street
Submarket Vacancy	2.20%

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. © 2024 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0050083)







## OFFERING HIGHLIGHTS

### DENVER SINGLE-TENANT IOS

7499 EAST 41ST AVENUE, DENVER, CO 80216

OFFERING PRICE

**\$3,200,000**

CAP RATE

**5.02%**

PRO-FORMA CAP RATE

**6.00%**

Offering Price	\$3,200,000
Cap Rate	5.02%
Pro-Forma Cap Rate	6.00%
Price/SF	\$306.19
Total Square Feet	10,451
Rental Rate	\$14.64
Lease Type	Triple-Net (NNN)
Lease Term	< 1 Year
Rental Increases	3%
Tenancy	Single
Occupancy	100.00%

#### DEBT QUOTE

Type	INVESTMENT	INVESTMENT	OWNER-USER
LTV	65%	50%	90%
Rate	7.25% ( 1-Year I/O)	5.85%	6.20%
Term	5 Years	3 Years	25 Years
Amortization	25 Years	25 Years	25 Years

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

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. © 2024 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0050083)

# RENT ROLL

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type
			Comm.	Exp.							
Traffic Management Inc.	10,451	100.0%	10/1/23	9/30/24	\$14.64	\$12,750	\$153,000	\$192,000	Oct-2024	25.49%	NNN
<b>Total</b>	10,451				\$14.64	\$12,750	\$153,000	\$192,000			
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
Total Current Rents: \$13,375					Occupied Current Rents: \$13,375		Unoccupied Current Rents: \$0				

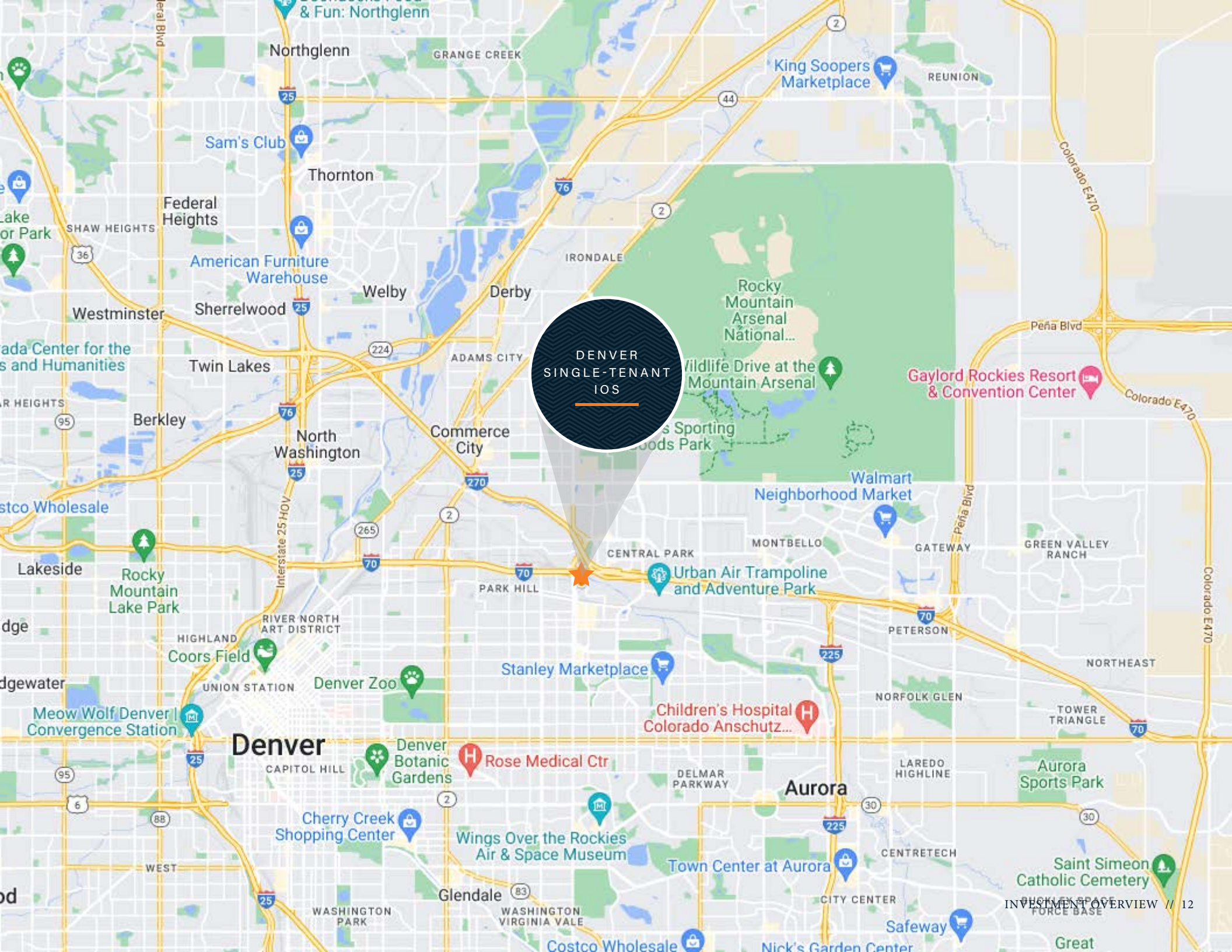
## OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	160,500		15.36	192,000		18.37
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	3,500		0.33	3,500		0.33
Real Estate Taxes	63,571		6.08	63,571		6.08
Total Reimbursement Income	\$67,071	100.0%	\$6.42	\$67,071	100.0%	\$6.42
Effective Gross Revenue	\$227,571		\$21.78	\$259,071		\$24.79

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	3,500		0.33	3,500		0.33
Real Estate Taxes	63,571		6.08	63,571		6.08
Total Expenses	\$67,071		\$6.42	\$67,071		\$6.42
Expenses as % of EGR	29.5%			25.9%		
Net Operating Income	\$160,500		\$15.36	\$192,000		\$18.37





DENVER  
SINGLE-TENANT  
IOS





DENVER  
SINGLE-TENANT  
IOS







---

# TENANT SUMMARY

---

## TENANT

**Traffic Management Incorporated**

### HEADQUARTERS

**Long Beach, CA**

### DATE FOUNDED

**1995**

### # OF LOCATIONS

**49**

---

[www.trafficmanagement.com](http://www.trafficmanagement.com)



**TRAFFIC  
MANAGEMENT**  
INCORPORATED

Traffic Management, Inc. was established by teenage brothers Chris and Jonathan Spano in their great-grandmother's garage in 1995. Today, TMI ranks as the largest privately-owned minority business based in the U.S. TMI is a leading provider of products and services that include traffic control services, engineering, equipment rentals, product sales, sign manufacturing and installation, and round-the-clock emergency dispatch response. TMI utilizes a proprietary technology which is a shared, yet secure, cloud-based communication and project management system called TM-Soft. This enables TMI clients to share real-time needs in terms of changing equipment, driving directions, traffic control, crew contact information, documents, and location maps. TMI was ranked twice as one of the top 100 minority-owned businesses and one of the fastest-growing private companies in 2013 and 2014 by the Los Angeles Business Journal's (LABJ). In 2014, TMI was named the Latino Business of the Year and again nominated a year later by the LABJ (TMI).

## CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 2,143 debt and equity financings in 2023



National platform operating within the firm's brokerage offices



\$86.3 billion total national volume in 2023



Access to more capital sources than any other firm in the industry

# WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings

## SECTION 2

---

### MARKET OVERVIEW

Marcus & Millichap



# DENVER COLORADO



The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."



MAJOR  
TRANSPORTATION  
CENTER



EMPHASIS ON  
SKILLED JOBS



THRIVING  
ALTERNATIVE  
ENERGY SECTOR



# METROPLEX GROWTH

## ECONOMY

Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year. Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth. Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Elec-tronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



**5%**  
MANUFACTURING



**19%**  
PROFESSIONAL AND  
BUSINESS SERVICES



**13%**  
GOVERNMENT



**10%**  
LEISURE AND HOSPITALITY



**8%**  
FINANCIAL  
ACTIVITIES



**18%**  
TRADE, TRANSPORTATION,  
AND UTILITIES



**7%**  
CONSTRUCTION



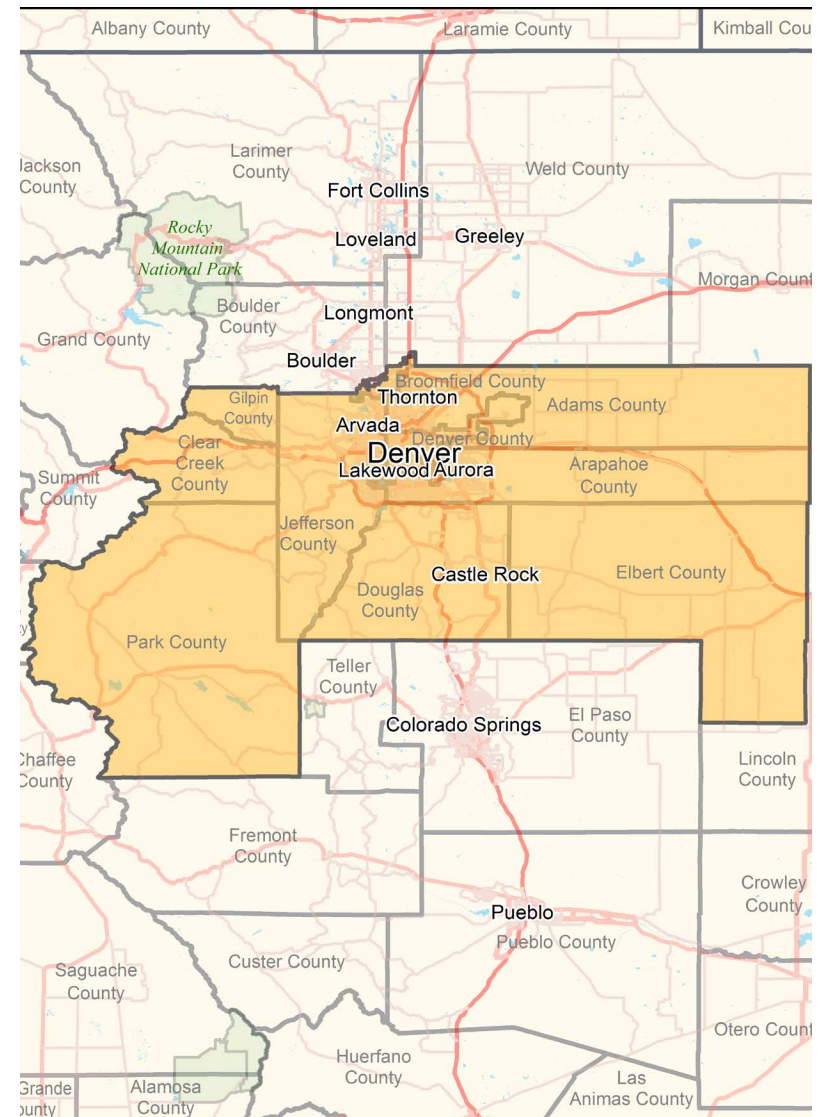
**12%**  
EDUCATION AND  
HEALTH SERVICES



**3%**  
INFORMATION



**4%**  
OTHER SERVICES

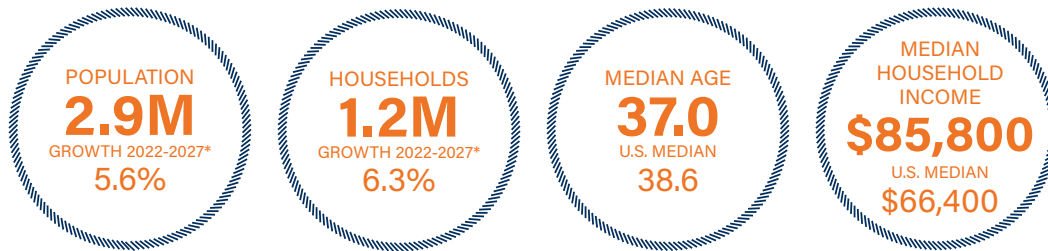




# METROPLEX GROWTH

## DEMOGRAPHICS

The metro is expected to add 162,400 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis. Gains in higher-paying employment sectors keep the median household income well above the national median. Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



## QUALITY OF LIFE

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro, and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metropolitan area will continue to grow as the area's high quality of life attracts new residents.



## DEMOGRAPHICS



**340,049**

Total Population  
Within 5 Miles



**\$108,037**

Average Household Income  
Within 5 Miles



**179,017**

Employees  
Within 1 Mile



# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	5,323	118,684	358,545
<b>2022 Estimate</b>			
Total Population	4,544	109,623	340,049
<b>2010 Census</b>			
Total Population	2,809	87,454	288,066
<b>2000 Census</b>			
Total Population	2,164	77,424	267,260
<b>Daytime Population</b>			
2022 Estimate	10,193	139,072	423,595
<b>HOUSEHOLDS</b>			
<b>2027 Projection</b>			
Total Households	2,138	43,020	147,339
<b>2022 Estimate</b>			
Total Households	1,767	39,214	137,523
Average (Mean) Household Size	2.5	2.7	2.4
<b>2010 Census</b>			
Total Households	1,014	30,672	114,179
<b>2000 Census</b>			
Total Households	730	26,547	103,604

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$200,000 or More	16.6%	13.5%	10.7%
\$150,000-\$199,999	12.2%	9.9%	8.2%
\$100,000-\$149,999	20.5%	17.2%	15.6%
\$75,000-\$99,999	12.4%	12.7%	12.6%
\$50,000-\$74,999	11.3%	15.1%	16.5%
\$35,000-\$49,999	7.3%	9.8%	11.2%
\$25,000-\$34,999	4.9%	6.7%	7.7%
\$15,000-\$24,999	5.8%	6.3%	7.2%
Under \$15,000	8.9%	8.8%	10.3%
Average Household Income	\$138,604	\$121,656	\$108,037
Median Household Income	\$98,477	\$81,131	\$70,225
Per Capita Income	\$55,339	\$44,200	\$44,145
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2022 Estimate Total Population	4,544	109,623	340,049
Under 20	27.1%	27.7%	23.7%
20 to 34 Years	22.9%	24.7%	28.3%
35 to 39 Years	9.7%	9.7%	9.1%
40 to 49 Years	17.2%	15.0%	13.7%
50 to 64 Years	14.2%	14.0%	14.6%
Age 65+	9.0%	8.9%	10.7%
Median Age	35.0	33.8	34.0
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	3,089	73,045	238,736
Elementary (0-8)	4.6%	8.6%	7.9%
Some High School (9-11)	5.2%	8.6%	7.7%
High School Graduate (12)	17.3%	21.1%	19.9%
Some College (13-15)	20.3%	15.4%	16.1%
Associate Degree Only	5.0%	4.7%	5.4%
Bachelor's Degree Only	25.6%	23.8%	25.3%
Graduate Degree	22.1%	17.8%	17.7%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	30.0	30.0	29.0

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.  
(BDB24-10-19) (Mandatory 1-20)

**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:

7499 E 41st Avenue, Denver, CO 80216

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.

Adrian Davis  
\_\_\_\_\_  
Broker



# DENVER SINGLE-TENANT IOS

## 7499 EAST 41ST AVENUE

### DENVER, CO 80216

#### PRESENTED BY

##### ALYSSA TOMBACK

Senior Associate  
Office & Industrial Division  
Denver Office  
Office (303) 328-2016  
Alyssa.Tomback@MarcusMillichap.com  
License: CO 100087968

##### THIMY MORAITIS

Associate  
Office & Industrial Division  
Denver Office  
Office (303) 328-2037  
Thimy.Moraitis@MarcusMillichap.com  
License: CO 100088159

#### BROKER OF RECORD

##### ADAM LEWIS

Denver Broker of Record  
1144 15th Street, Suite 2150  
Denver, CO 80202  
Tel: (303) 328-2050  
Adam.Lewis@MarcusMillichap.com  
License CO: ER100091205

#### DEBT CONTACT

##### PHILLIP K. GAUSE

Senior Vice President Capital Markets  
1144 15th Street, Suite 2150  
Denver, CO 80202  
Tel: (303) 328-2017  
Phillip.Gause@MarcusMillichap.com

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP