

Marcus & Millichap
TAG INDUSTRIAL GROUP

TCS INDUSTRIAL PARK
1800 EAST 69TH AVENUE

DENVER, CO 80229

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 of Atlanta, Inc. © 2026 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: ZAG0050319

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

TCS INDUSTRIAL PARK
1800 EAST 69TH AVENUE
DENVER, CO 80229

PRESENTED BY

ALYSSA TOMBACK

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

THIMY MORAITIS

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

BROKER OF RECORD

ADAM LEWIS

Colorado Broker of Record
1144 15th Street #2150,
Denver, CO 80202
Office (303) 328-2000
Adam.Lewis@MarcusMillichap.com
License: ER.100091205

DEBT CONTACT

ERIK FRANKS

Managing Director, Capital Markets
1144 15th Street, Suite 2150
Denver, CO 80202
(303) 328-2054
Erik.Franks@MarcusMillichap.com

ROB CRONENBERG

Senior Director, Capital Markets
1144 15th Street, Suite 2150
Denver, CO 80202
(303) 328-2023
Robert.Cronenberg@MarcusMillichap.com

Marcus & Millichap

TAG INDUSTRIAL GROUP





TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

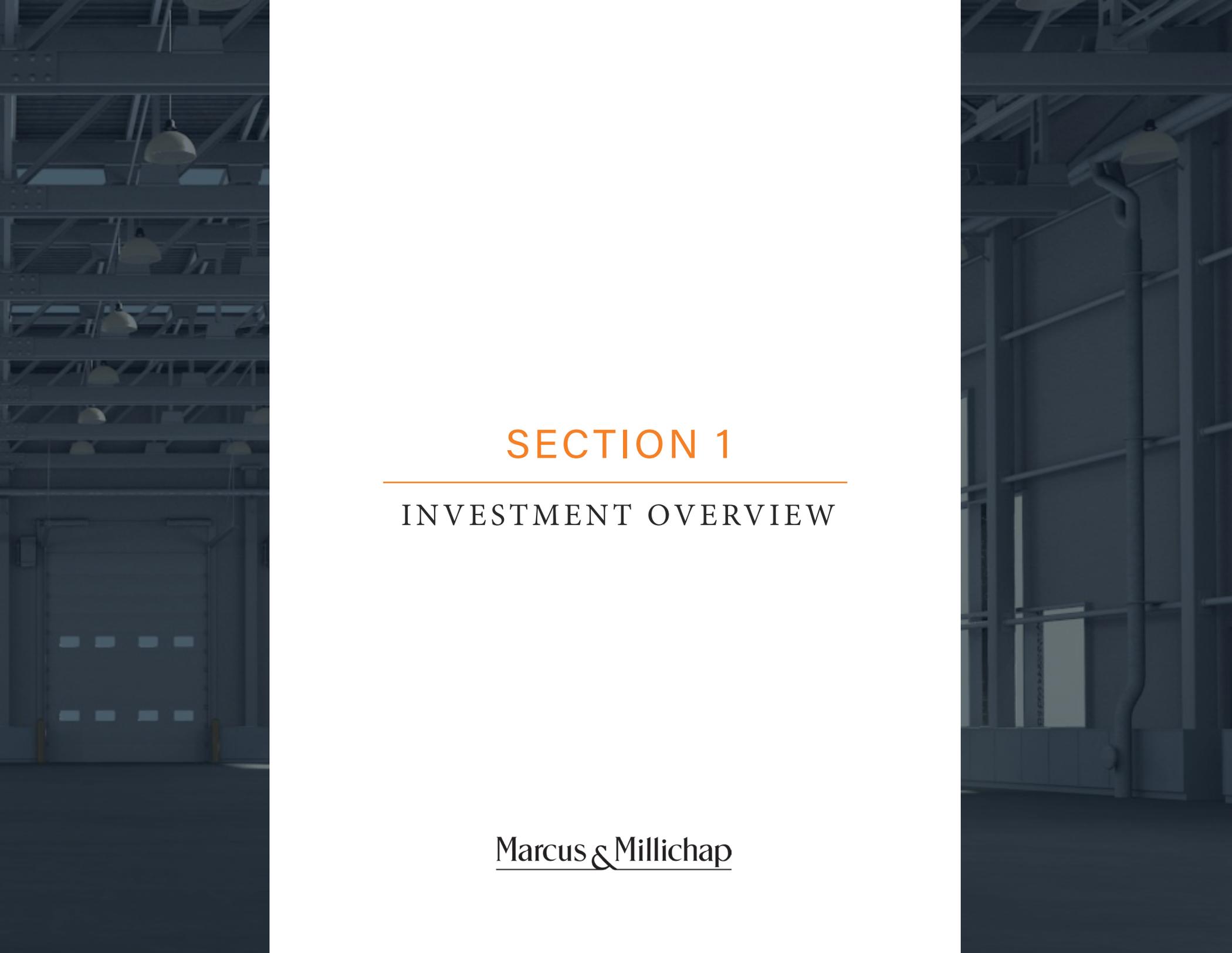
Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a complex network of metal beams, pipes, and overhead lighting fixtures, creating a sense of depth and structure. The lighting is dim, with some fixtures glowing softly.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Five-Building 45,640-Square-Foot Shallow-Bay Asset Situated on 3.16 Acres
- Featuring 52 Individually Metered Units, 877-Square-Foot Average Size, and 16' Clear Height
 - 94% Occupied on Below-Market Rents Creates Value-Add Opportunity
- Close Proximity to I-76 and I-270 Interchange, Providing Easy Access to Downtown Denver
- 4.8% Submarket Vacancy Rate Among Comparables | Average Market of \$12.25 Per-Square-Foot

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1800 East 69th Avenue in Denver, Colorado. The subject property consists of approximately 45,640 square feet of shallow-bay industrial space and is situated on 3.16 acres of land. The five-building asset features 52 suites averaging 877 square feet, including 31 units individually metered for gas and electric, and 21 units metered just for gas. Constructed with metal, the building has a clear height of 16'. Located at the interchange between Interstates 76 and 270, the property has prime access to Downtown Denver. Occupied at 94 percent with below-market rents, this sale offers investors a value-add opportunity.

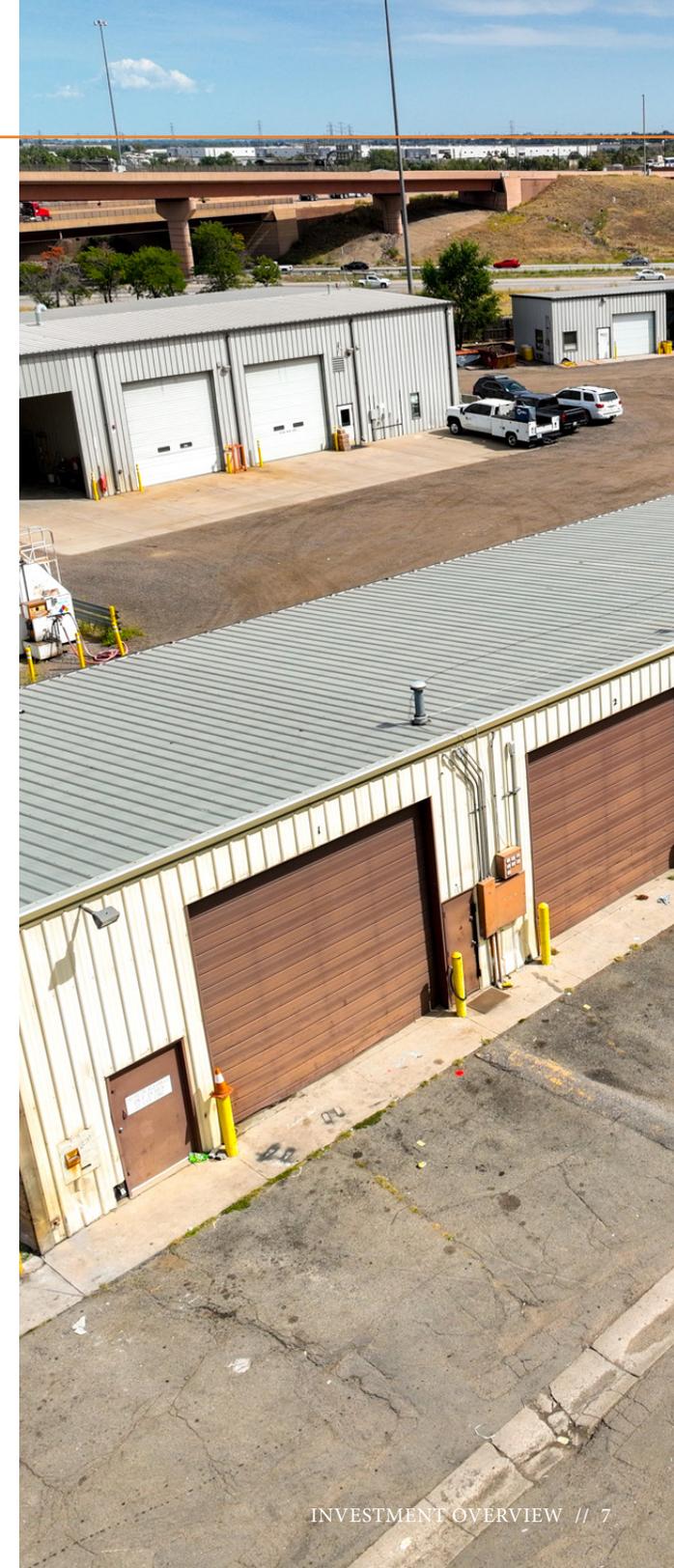
The subject property is well-positioned within the mid-sized Commerce City submarket, containing 13.9 million square feet of industrial space. In the 12 months through Q2 2025, net absorption contracted slightly by 89,000 square feet as 152,000 square feet of net deliveries were added to the inventory. As a result, the vacancy rate increased by 160 basis points year-over-year to 7.1 percent in Q2. However, among comparable properties up to 50,000 square feet, the vacancy rate stood at 4.8 percent. The general increase in availability across Commerce City helped to push annual rent growth into negative territory at -0.6 percent in Q2. The average market rent fell by six cents on the quarter to about \$12.25 per square foot. With no industrial spaces under construction in Commerce City in Q3, demand will be in the driver's seat of vacancies and rents for the foreseeable future (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 716,577 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 a two-hour drive from the metro area, and the city houses franchises for all four major sports.

PROPERTY DETAILS

1800 EAST 69TH AVENUE, DENVER, CO 80229

Number of Suites	52
Number of Buildings	5
Total Square Feet	45,640 SF
Year Built	1985
Lot Size	3.16 Acres
Clear Height	16'
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi-Tenant
Grade Level Doors	52
Construction	Metal
Power	110v
Zoning	I-2
Roof Type	Metal
Market	CO-Denver MSA



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 of Atlanta, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0050319)



OFFERING HIGHLIGHTS

1800 EAST 69TH AVENUE

DENVER, CO 80229

OFFERING PRICE
\$6,750,000

CAP RATE
4.05%

PRO FORMA CAP RATE
7.68%

Offering Price	\$6,750,000
Cap Rate	4.05%
Pro Forma Cap Rate	7.68%
Price/SF	\$147.90
Total Square Feet	45,640
Rental Rate	\$14.31
Lease Type	Modified Gross
Lease Term	Annual
Tenancy	Multi
Occupancy	100.00%

FINANCING

LTV	60%
Rate	6.25%
Term	5 Years
Amortization	25 Years
Interest Only	Up to 3 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 of Atlanta, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0050319)

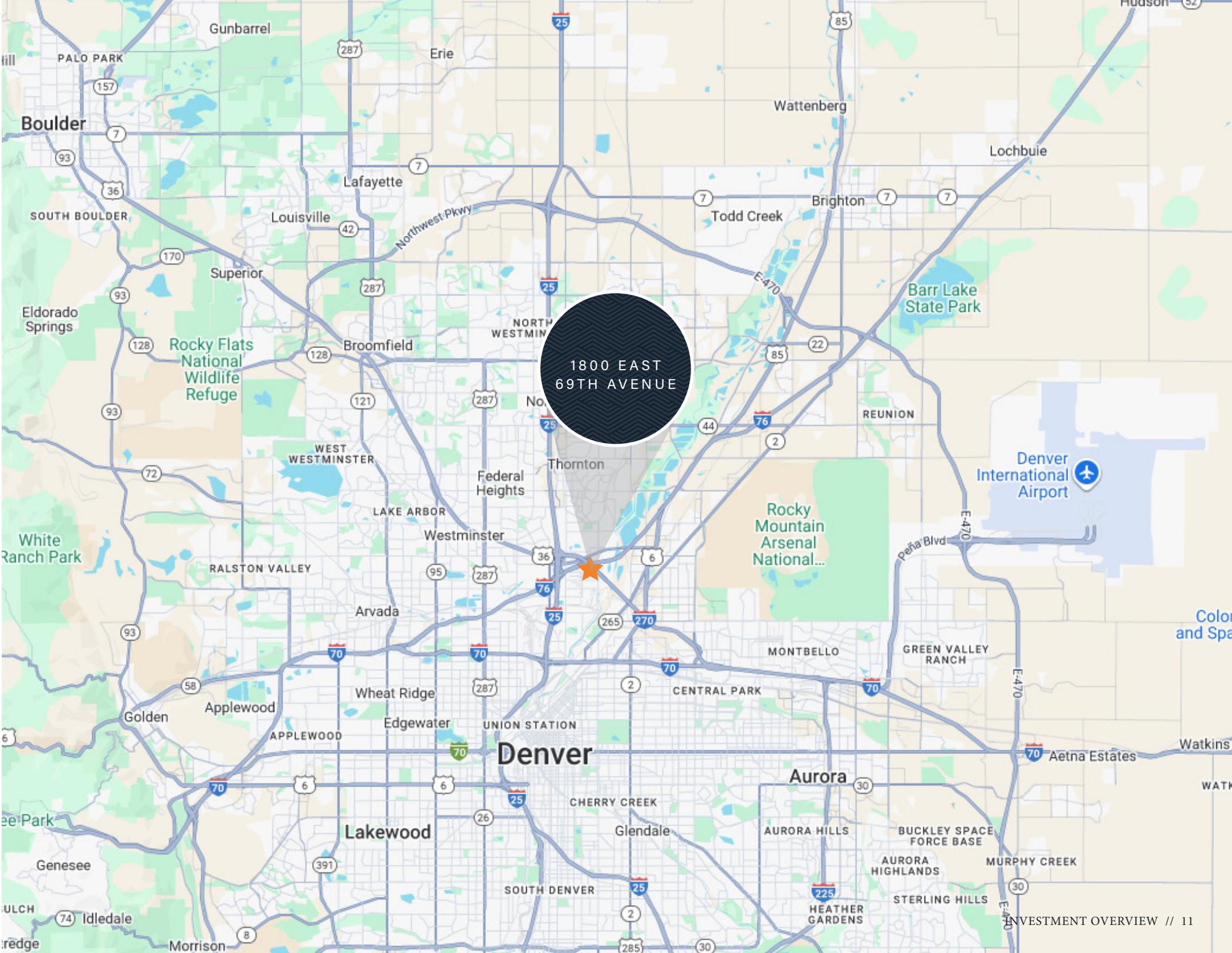
RENT ROLL

	UNIT	LEASE STATUS	SIZE (SQUARE FEET)	% SPACE	LEASE START DATE	LEASE END DATE	MONTHLY RENT AMOUNT	RENT PSF	UTILITY REIMBURSEMENTS		
Phase 1	1	Active	840	1.84%	5/1/2025	4/30/2026	\$1,085	\$15.50	Gas is Individually Metered		
	2	Active	840	1.84%	12/1/2025	11/30/2026	\$1,055	\$15.07			
	3	Active	840	1.84%	9/1/2025	8/31/2026	\$1,055	\$15.07			
	4	Active	840	1.84%	9/26/2025	9/30/2026	\$875	\$12.50			
	5	Active	840	1.84%	10/1/2025	9/30/2026	\$1,025	\$14.64			
	6	Active	840	1.84%	6/1/2025	5/31/2026	\$1,025	\$14.64			
	7	Active	840	1.84%	8/1/2025	7/31/2026	\$1,045	\$14.93			
	18	Active	840	1.84%	10/1/2025	9/30/2026	\$1,035	\$14.79			
	19	Active	840	1.84%	11/1/2025	10/31/2026	\$1,015	\$14.50			
	20	Active	840	1.84%	8/1/2025	7/31/2026	\$1,045	\$14.93			
	21	Active	840	1.84%	4/1/2025	3/31/2026	\$1,000	\$14.29			
	22	Active	840	1.84%	4/1/2025	3/31/2026	\$1,055	\$15.07			
	23	Active	840	1.84%	1/27/2026	1/31/2027	\$1,025	\$14.64			
	24	Active	1680	3.68%	11/1/2025	10/31/2026	\$1,700	\$12.14			
	25	Active	840	1.84%	6/20/2025	6/30/2026	\$895	\$12.79			
	26/31	Active	1680	3.68%	12/1/2025	11/30/2026	\$1,925	\$13.75			
	27	Active	840	1.84%	4/1/2025	3/31/2026	\$1,015	\$14.50			
	28	Active	528	1.16%	7/1/2025	6/30/2026	\$775	\$17.61			
	29	Active	1152	2.52%	7/1/2025	6/30/2026	\$1,025	\$10.68			
	30	Active	840	1.84%	2/1/2025	1/31/2026	\$1,025	\$14.64			
	32	Active	840	1.84%	7/1/2025	6/30/2026	\$1,060	\$15.14			
	Phase 2	8	Active	490	1.07%	2/1/2025	1/31/2026	\$835		\$20.45	Gas & Electric are individually metered
		9	Active	840	1.84%	11/1/2025	10/31/2026	\$1,025		\$14.64	
		10	Active	840	1.84%	6/1/2025	5/31/2026	\$1,035		\$14.79	
		11	Active	840	1.84%	6/1/2025	5/31/2026	\$1,035		\$14.79	
		12	Active	840	1.84%	12/1/2025	1/30/2026	\$925		\$13.21	
		13	Active	840	1.84%	12/1/2025	11/30/2026	\$1,055		\$15.07	
		14	Active	840	1.84%	12/1/2025	11/30/2026	\$1,055		\$15.07	
		15	Active	840	1.84%	3/1/2025	2/28/2026	\$1,045		\$14.93	
		16	Active	840	1.84%	11/20/2025	11/30/2026	\$975		\$13.93	
		17	Active	840	1.84%	11/5/2025	11/30/2026	\$975		\$13.93	
		34	Active	490	1.07%	8/8/2025	8/31/2026	\$575		\$14.08	
35		Active	840	1.84%	12/1/2025	11/30/2026	\$1,015	\$14.50			
36		Active	840	1.84%	10/1/2025	9/30/2026	\$1,055	\$15.07			
37		Active	840	1.84%	9/1/2025	8/31/2026	\$1,045	\$14.93			
38		Active	840	1.84%	4/1/2025	3/31/2026	\$1,025	\$14.64			
39		Active	840	1.84%	4/1/2025	3/31/2026	\$1,015	\$14.50			
40/41		Active	1260	2.76%	8/1/2025	7/31/2026	\$1,595	\$15.19			
42		Active	1260	2.76%	10/24/2025	10/31/2026	\$1,450	\$13.81			
43		Active	840	1.84%	8/25/2025	8/31/2026	\$875	\$12.50			
44		Active	840	1.84%	6/1/2025	5/31/2026	\$995	\$14.21			
45		Active	490	1.07%	2/1/2025	1/31/2026	\$695	\$17.02			
47		Active	840	1.84%	9/1/2025	8/31/2026	\$895	\$12.79			
48		Active	840	1.84%	6/1/2025	5/31/2026	\$1,065	\$15.21			
49		Active	840	1.84%	3/1/2025	2/28/2026	\$1,025	\$14.64			
50		Active	840	1.84%	2/1/2025	1/31/2026	\$985	\$14.07			
51		Active - Month-to-Month	490	1.07%	5/1/2024	4/30/2025	\$665	\$16.29			
53		Active	840	1.84%	10/1/2025	9/30/2026	\$1,035	\$14.79			
54		Active	840	1.84%	7/1/2025	6/30/2026	\$1,025	\$14.64			
55		Active	840	1.84%	9/1/2025	8/31/2026	\$925	\$13.21			
56		Active	840	1.84%	7/1/2025	6/30/2026	\$1,005	\$14.36			
46/52		Active	1680	3.68%	4/1/2025	3/31/2026	\$1,745	\$12.46			
Total:		52		45,640	100.00%			\$54,430			

OPERATING STATEMENT

Income	Current	Per SF	Pro-Forma	Per SF
Base Rental Income	\$653,160	\$14.31	\$912,800	\$20.00
Expense Reimbursements				
Utilities	\$1,558		\$63,710	\$1.40
Total Reimbursement Income	\$1,558	\$0.03	\$63,710	\$1.40
Effective Gross Revenue	\$654,718	\$14.35	\$976,510	\$21.40

Operating Expenses	Current	Per SF	Pro-Forma	Per SF
Insurance	\$61,828	\$1.35	\$63,683	\$1.40
Property Taxes	\$173,647	\$3.80	\$178,856	\$3.92
Management Fee	5% \$33,683	\$0.74	6% \$54,768	\$1.20
Leasing Commissions	\$11,313	\$0.25	\$11,313	\$0.25
Garbage & Recycling	\$47,219	\$1.03	\$48,635	\$1.07
Gas & Electricity	\$14,636	\$0.32	\$15,075	\$0.33
Water & Sewer	\$3,186	\$0.07	\$3,282	\$0.07
Repairs & Maintenance	\$35,892	\$0.79	\$36,969	\$0.81
Total Expenses	\$381,403	\$8.36	\$412,580	\$9.04
General Vacancy	5%		5% \$45,640	
Net Operating Income	\$273,315	\$5.99	\$518,289	\$11.36



1800 EAST
69TH AVENUE

1800 EAST
69TH AVENUE





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.



1,249 Financing
Transactions
in 2024



National platform operating
within the firm's
brokerage offices



\$6.7 billion total
national volume
in 2024



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

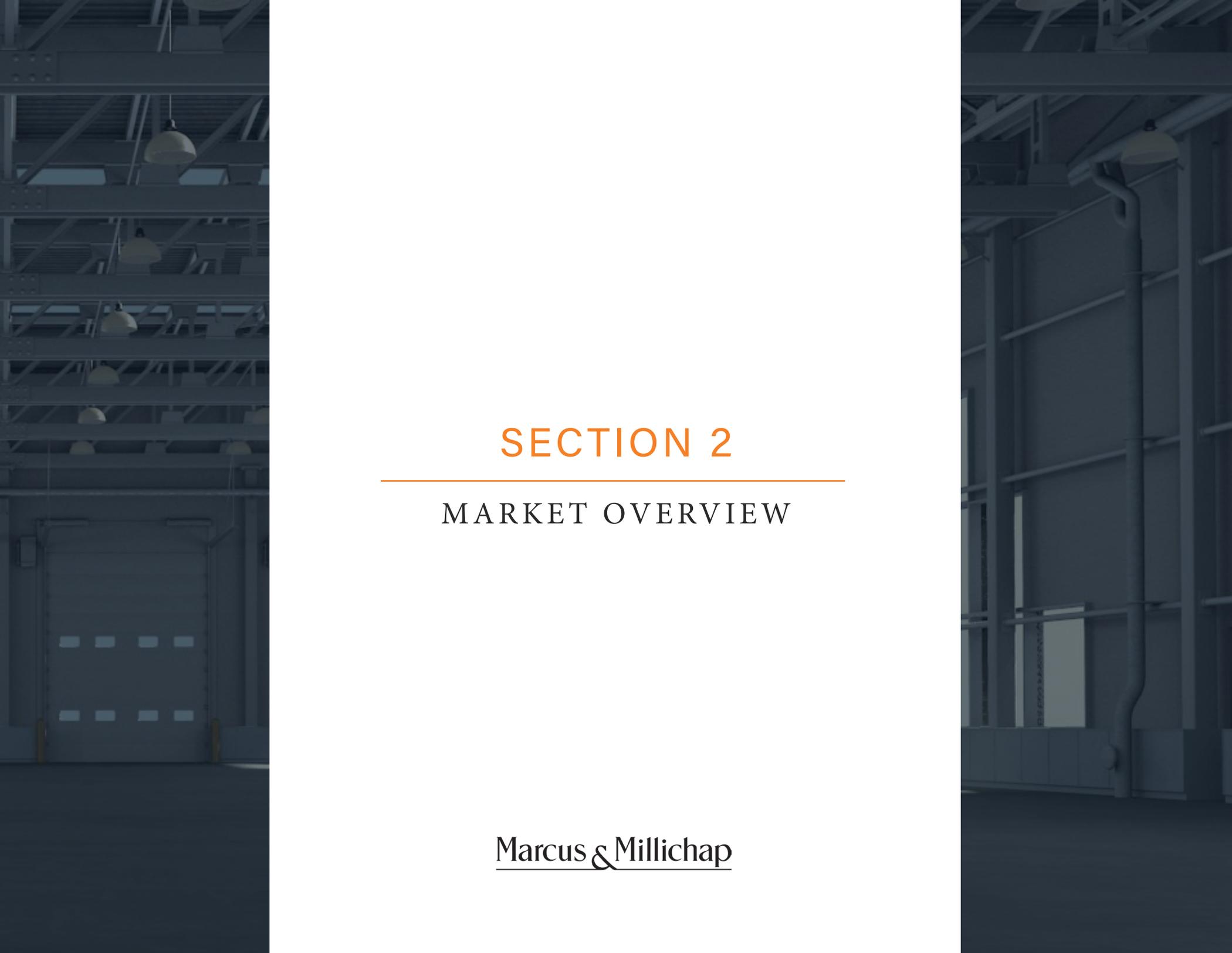
WHY MMCC?

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/du
diligence and underwriting to
ensure timely, predictable closings.

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of white metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, industrial-style door is visible, featuring a grid of small rectangular windows. The overall atmosphere is clean, modern, and industrial.

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 717,000 residents. The market also houses the state capitol. The eastern and northern reaches of the metro are expected to attract the most future development, as land in these areas is relatively flat and affordable. The Front Range is also served by the western hemisphere's largest airport by land area, the Denver International Airport. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City." The market's youthful and outdoorsy reputation has helped to pull regional offices into the area from established companies looking to entice talented employees.



MAJOR
TRANSPORTATION
CENTER



EMPHASIS ON
SKILLED JOBS



ALTERNATIVE
ENERGY

METROPLEX GROWTH

ECONOMY

Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's healthy economy translates into notable retail sales growth. This year, the local metric will reach 4.5 percent, exceeding the U.S. forecast by 140 basis points. Denver is home to 10 Fortune 500 companies, including Newmont, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



5%
MANUFACTURING



18%
TRADE, TRANSPORTATION
AND UTILITIES



13%
GOVERNMENT



12%
EDUCATION AND
HEALTH SERVICES



8%
FINANCIAL
ACTIVITIES



19%
PROFESSIONAL AND
BUSINESS SERVICES



7%
CONSTRUCTION



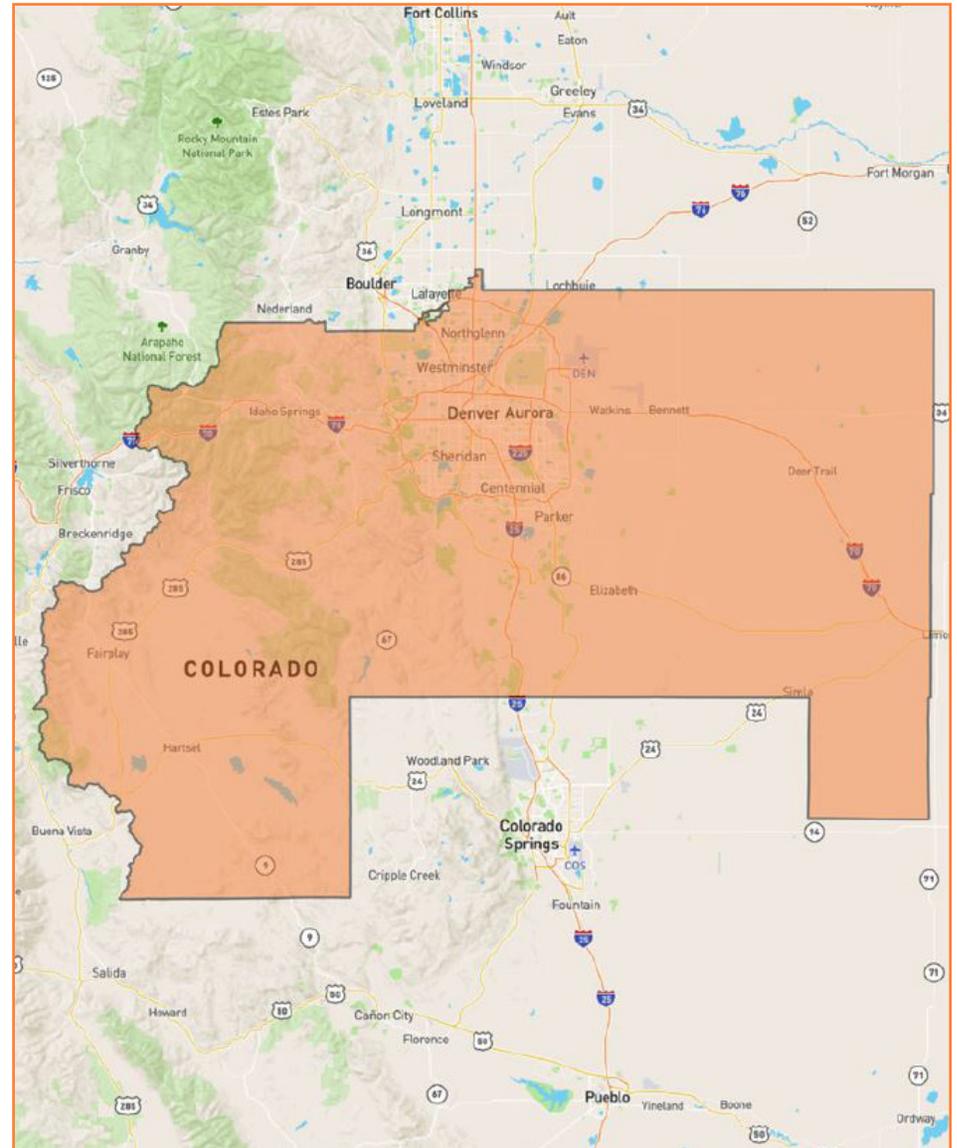
10%
LEISURE AND
HOSPITALITY



3%
INFORMATION



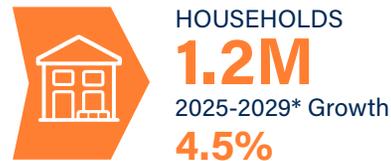
4%
OTHER SERVICES



METROPLEX GROWTH

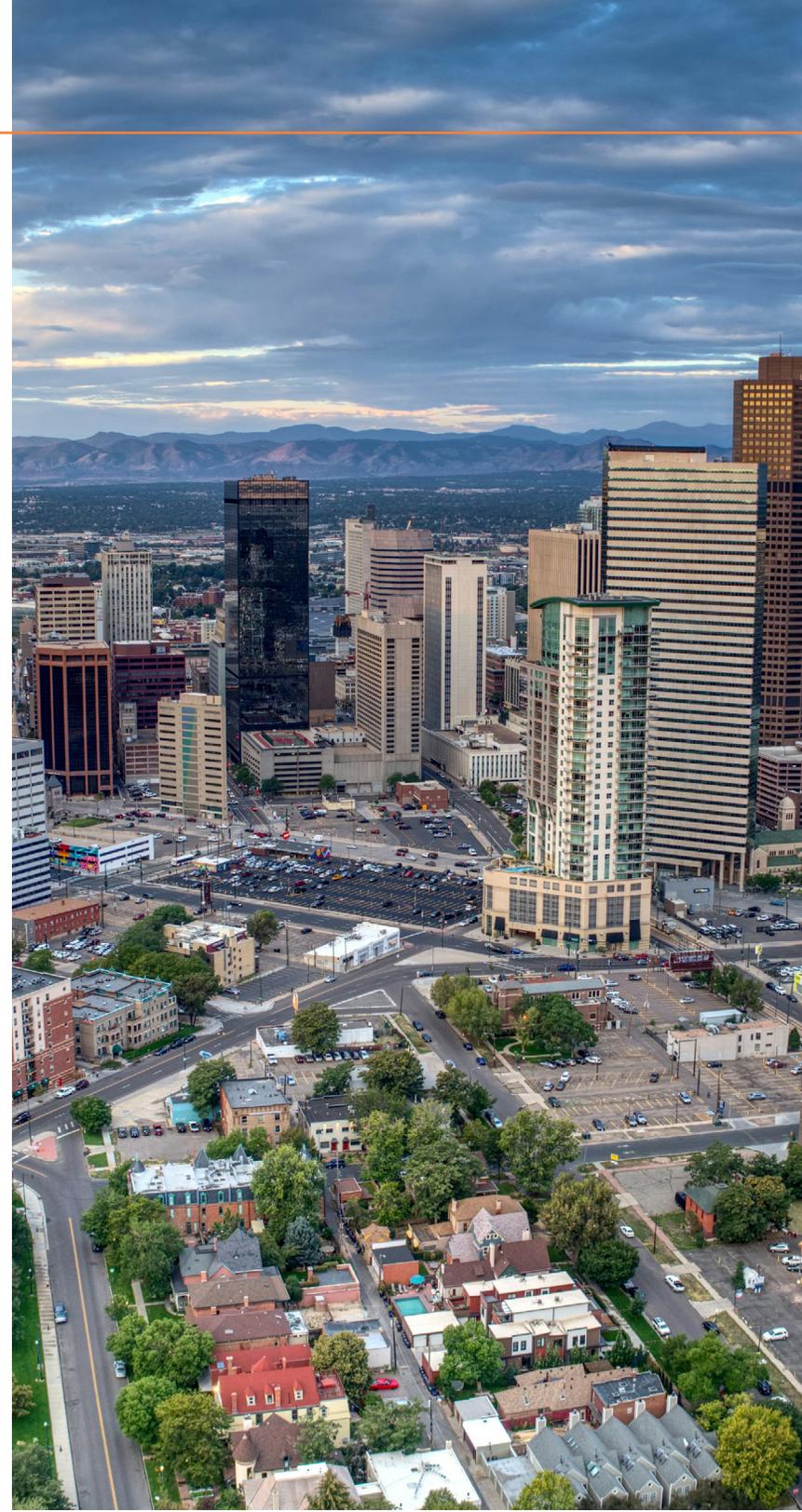
DEMOGRAPHICS

The metro is expected to add 126,000 new residents during the next five years, accompanying the formation of 54,000 new households. Gains in higher-paying employment sectors keep the median household income of \$111,000 per year well above the national measure. With a disproportionately young population, Denver will rank 13th in population growth for ages 20 to 34 in 2025.



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, Breckenridge and Copper Mountain.



DEMOGRAPHICS



326,426

Total Population
Within 5 Miles



48.8%



51.2%



\$105,210

Average Household Income
Within 5 Miles



188,075

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	887	85,252	338,806
2024 Estimate			
Total Population	845	82,741	326,426
2020 Census			
Total Population	889	82,068	317,854
2010 Census			
Total Population	709	77,137	274,637
Daytime Population			
2024 Estimate	8,387	106,844	336,389
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	349	29,278	133,370
2024 Estimate			
Total Households	340	28,278	127,448
Average (Mean) Household Size	2.5	2.9	2.6
2020 Census			
Total Households	327	26,898	119,301
2010 Census			
Total Households	305	25,040	99,735

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	2.7%	5.6%	10.9%
\$150,000-\$199,999	3.4%	7.0%	9.9%
\$100,000-\$149,999	8.4%	20.5%	20.5%
\$75,000-\$99,999	8.4%	15.2%	13.3%
\$50,000-\$74,999	20.2%	18.8%	16.1%
\$35,000-\$49,999	12.7%	11.7%	9.8%
\$25,000-\$34,999	10.0%	7.2%	6.2%
\$15,000-\$24,999	21.5%	6.0%	5.7%
Under \$15,000	12.9%	7.9%	7.5%
Average Household Income	\$59,603	\$90,281	\$105,210
Median Household Income	\$41,227	\$75,991	\$87,046
Per Capita Income	\$23,790	\$30,886	\$42,622
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	845	82,741	326,426
Under 20	24.7%	28.1%	24.3%
20 to 34 Years	21.3%	24.9%	28.5%
35 to 39 Years	5.9%	7.8%	8.9%
40 to 49 Years	14.2%	12.8%	13.1%
50 to 64 Years	20.5%	15.7%	14.8%
Age 65+	13.4%	10.7%	10.4%
Median Age	38.0	33.0	34.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	578	53,207	223,249
Elementary (0-8)	26.5%	12.2%	7.8%
Some High School (9-11)	12.2%	12.1%	9.1%
High School Graduate (12)	26.2%	33.7%	24.8%
Some College (13-15)	19.3%	18.2%	17.8%
Associate Degree Only	2.0%	7.5%	6.5%
Bachelor's Degree Only	8.4%	11.3%	23.0%
Graduate Degree	5.4%	4.9%	11.1%
Travel Time to Work			
Average Travel Time to Work in Minutes	29.0	30.0	30.0

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:

1800 E 69th Ave, Denver, CO 80229

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

TCS INDUSTRIAL PARK

1800 EAST 69TH AVENUE

DENVER, CO 80229

PRESENTED BY

ALYSSA TOMBACK

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

THIMY MORAITIS

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

BROKER OF RECORD

ADAM LEWIS

Colorado Broker of Record
1144 15th Street #2150,
Denver, CO 80202
Office (303) 328-2000
Adam.Lewis@MarcusMillichap.com
License: ER.100091205

DEBT CONTACT

ERIK FRANKS

Managing Director, Capital Markets
1144 15th Street, Suite 2150
Denver, CO 80202
(303) 328-2054
Erik.Franks@MarcusMillichap.com

ROB CRONENBERG

Senior Director, Capital Markets
1144 15th Street, Suite 2150
Denver, CO 80202
(303) 328-2023
Robert.Cronenberg@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP