

Marcus & Millichap
TAG INDUSTRIAL GROUP

9 INVERNESS DRIVE EAST
ENGLEWOOD, CO 80112

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Marcus & Millichap
TAG INDUSTRIAL GROUP

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 16,308-Square-Foot Industrial Asset Situated on 0.94 Acres
- Masonry Construction Featuring Heavy 1,200amp Three-Phase Power, Two Grade-Level Doors, and Ability to Demise for Multi-Tenant Use
 - Attractive Seller Financing Available; Contact Broker for Details
- Lease Expiring In February 2027 with No Renewal Options. Current Lease Rate is 20% Below Market Rate
 - Recent Renovations Include: New Roof, HVAC, and Exterior Upgrades
 - Located Along I-25 and E-470 In The Inverness Business Park

The property is a 16,308-square-foot industrial asset situated on 0.94 acres of land. It features masonry construction and has heavy 1,200 amp, three-phase power, making it suitable for a variety of industrial uses. The industrial building also has two grade-level doors, which provide easy access for loading and unloading goods. Additionally, the property has the ability to be demised for multi-tenant use, offering flexibility for potential buyers or investors. Its location along I-25 and E-470 provides easy access to surrounding areas, making it an ideal location for businesses that require transportation and logistics. The property's size and layout make it an attractive option for businesses seeking a spacious and functional industrial space.

The industrial building has recently undergone renovations, including a new roof, parking lot, HVAC system, and exterior upgrades. These enhancements have improved the property's overall condition and functionality, making it a more attractive option for potential buyers or investors. The current lease is set to expire in February 2027, with no renewal options, providing an opportunity for value-add investors or owner-users. The existing lease rate is 20% below market rate, offering potential for increased revenue. Seller financing may be available for qualified buyers. The combination of recent improvements and the upcoming lease expiration creates an opportunity for investors to capitalize on potential rental income growth. The property's location and condition make it a valuable asset in the industrial market.

PROPERTY DETAILS

9 INVERNESS DRIVE EAST, ENGLEWOOD, CO 80112

Number of Suites	2
Number of Buildings	1
Total Square Feet	16,308 SF
Warehouse Square Feet	8,970 SF
Office Square Feet	7,338 SF
Office Ratio	45.00%
Year Built	1977
Lot Size	0.94 acres
Clear Height	12
Parking Spaces	45
Parking Surface	Asphalt
Building Class	B
Tenancy	Single-Tenant
Dock-High Doors	2
Grade Level Doors	2
Construction	Masonry
Power	1,200a 3phase
Type of Lighting	LED
Zoning	Commercial
Roof Type	EPDM
Age/Condition of Roofs	2019
HVAC Units	11.0
Market	CO-Denver MSA
Submarket	Inverness Business Park



9 INVERNESS DRIVE EAST

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$2,900,000	6.01%	7.87%

Offering Price	\$2,900,000
Cap Rate	6.01%
Pro Forma Cap Rate	7.87%
Price/SF	\$177.83
Total Square Feet	16,308
Rental Rate	\$10.50
Lease Type	NNN
Lease Term	<1 Year
Tenancy	Single-Tenant
Occupancy	100.00%

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. All rights reserved. (Activity ID: ZAH0050175)

RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Lease Type
				Comm.	Exp.				
Ascend2Unique, LLC	E	16,308	100.0%	5/1/24	2/28/27	\$10.69	\$14,525	\$174,300	NNN
Total		16,308				\$10.69	\$14,525	\$174,300	
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%	
Total Current Rents: \$14,525						Occupied Current Rents: \$14,525		Unoccupied Current Rents: \$0	

OPERATING STATEMENT

Income	Current		Per SF	Notes
Scheduled Base Rental Income	174,300		10.69	
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	53,329		3.27	CAM Charges Include \$3,900/month HOA Fees That Cover Snow Removal, Trash, and Common Area Maintenance
Insurance	10,195		0.63	
Real Estate Taxes	73,572		4.51	
Total Reimbursement Income	\$137,096	100.0%	\$8.41	
Effective Gross Revenue	\$311,396		\$19.09	
Operating Expenses	Current		Per SF	
Maintenance	5,425		0.33	
CAM	47,904		2.94	
Insurance	10,195		0.63	
Real Estate Taxes	73,572		4.51	
Total Expenses	\$137,096		\$8.41	
Expenses as % of EGR	44.0%			
Net Operating Income	\$174,300		\$10.69	

FLOOR PLAN





9 INVERNESS
DRIVE EAST



Centennial Airport

9 INVERNESS
DRIVE EAST

9 INVERNESS DRIVE EAST IS CONVENIENTLY
LOCATED WITH EASY ACCESS TO I-25, C-470, AND
SOUTH BROADWAY-CONNECTING YOU TO DENVER,
DTC, AND THE SURROUNDING COMMUNITIES.



ExtraSpace
Storage



15 MILES TO DOWNTOWN DENVER

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 our 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 1,659 Debt and equity financings in 2025



National platform operating within the firm's brokerage offices



\$11.9 billion total national volume in 2025



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

WHY MMCC?

Optimum financing solutions to enhanced 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.

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



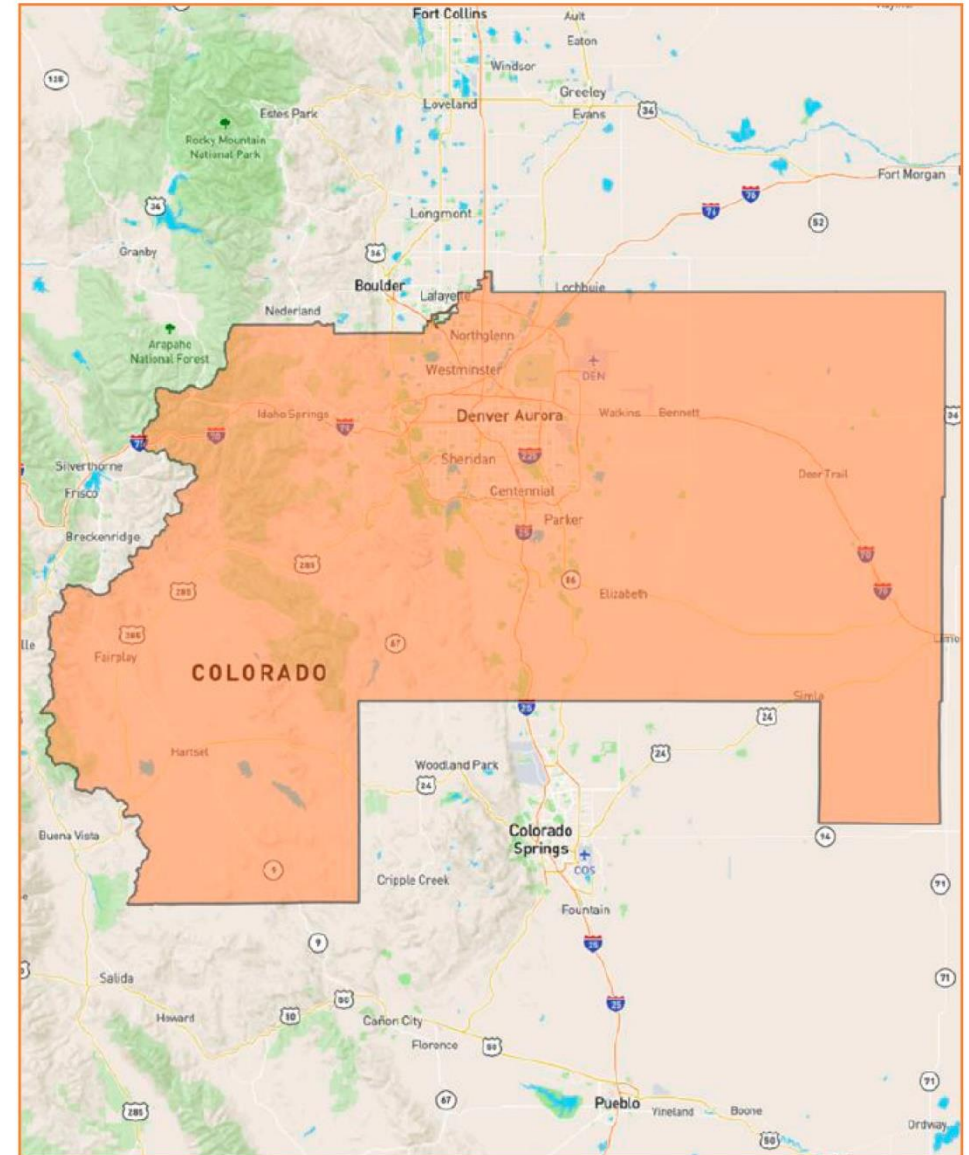
10%
LEISURE AND
HOSPITALITY



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.



POPULATION
3M
2025-2029* Growth
4.2%



HOUSEHOLDS
1.2M
2025-2029* Growth
4.5%



MEDIAN AGE
38
U.S. Median
39



MEDIAN HOUSEHOLD INCOME
\$111,000
U.S. Median
\$76,100

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.



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:

9 INVERNESS DRIVE EAST, ENGLEWOOD, CO 80112

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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