

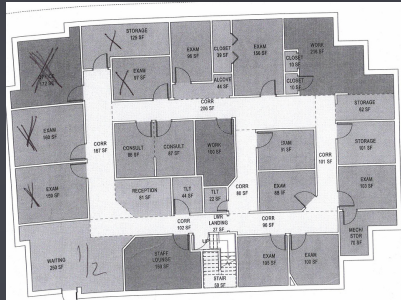


Broomfield Med Office /
Office Space

FOR SALE

Price:

\$1,249,950



Current Cap Rate: 8.1%

Large upside potential



8,885 SF



Zoning: PUD

1022 Depot Hill Rd,
Broomfield, CO 80020

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The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



INVESTMENT AND OPPORTUNITY HIGHLIGHTS



2 Floors

Total Square Footage: 8,885

Current Landscape & Financials:

- Upper floor leased to UC Health (Lease Expires January 31, 2024)
- UC Health Rate (Upper Floor) SF: 4229 Rent: \$19.63 NNN \$7.35
- Annual Rent from UC Health in 2021: \$83,015
- Current Cap Rate based solely on UC Health: 6.6%

- Lower floor has 3 Month-to-Month tenants
- Annual rent from lower floor tenants: \$18,000
- Current Cap Rate for entire building: 8.1%

Opportunity:

- 4,155 SF of Med Office is for lease
- Going Market Rate for Class C Med Office: \$8-10/foot
- Potential to add \$41,500 in income from lower floor

Possible strategy:

- Lease up lower floor and add to existing income and refinance at a 6.5% cap rate to generate a value of roughly \$1,915,615

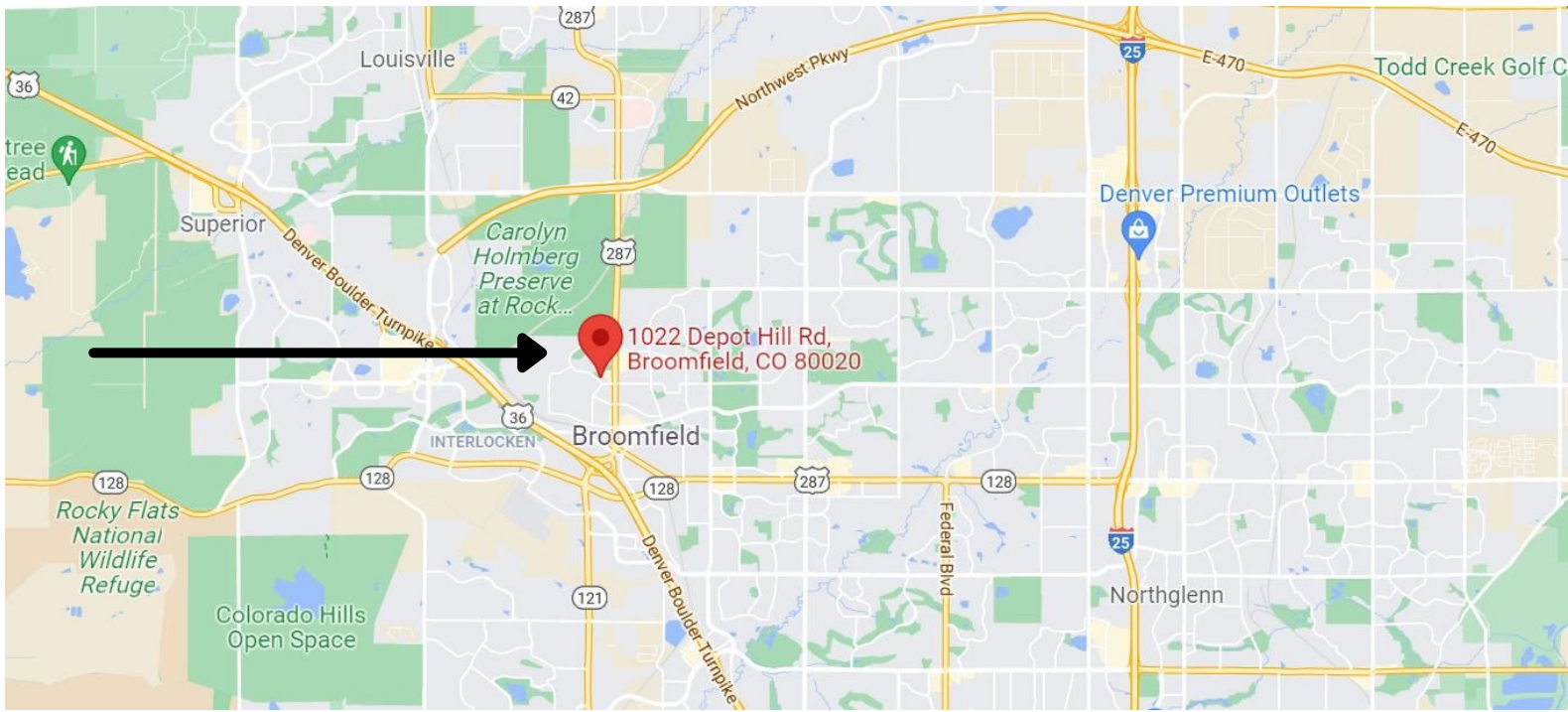
Currently priced at: \$1,249,950

- Potential Value at 6.5% Cap Rate with both floors leased: \$1,915,615

Upside potential: Roughly \$665K | Current discount: Roughly 35%

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