



OFFERING MEMORANDUM

Multi-Tenant Professional Office Building | Aurora, Colorado

Prime Parker Road Frontage | Directly Across from Cherry Creek Reservoir
Approx. 14,500 SF | 97% Occupied | Value-Add Upside | Tech-Forward Infrastructure

EXECUTIVE SUMMARY

Investment Opportunity

Acquire a well-maintained, multi-tenant office building in a highly visible Aurora corridor with strong in-place tenancy, modern building systems, and clear upside through light value-add execution. The property delivers immediate cash flow today with strategic opportunities to increase income via rent normalization and monetization of underutilized space.

Seller is willing to provide 3–6 months of transition consulting support to ensure smooth operational continuity and reduce onboarding risk.

INVESTMENT HIGHLIGHTS

- **Prime Aurora Location**
High visibility directly off Parker Road with excellent access and strong parking, positioned across from Cherry Creek Reservoir.
- **Stabilized In-Place Income**
97% occupancy supported by long-term, reliable tenants.
- **Consistent Rent Collections**
Tenant payment history is strong, with most rent paid within 3–5 days of billing.
- **Modernized, Tech-Forward Building Systems**
Fully integrated, scalable IT and building management platform supporting professional users.
- **Turnkey Condition / Low Deferred Maintenance**
Property has been maintained at a high standard with upgraded interior finishes, efficient mechanical systems, and strong curb appeal.
- **Value-Add Upside**
Pro forma returns can be enhanced through rent normalization, activation of event/classroom space, and monetization of patio potential.

PROPERTY OVERVIEW

This professionally maintained, multi-tenant office building offers a rare mix of stability, operational efficiency, and future upside. Designed for reliability and convenience, the asset features upgraded security, energy-efficient improvements, remote-managed systems, and a tenant profile ideal for professional services, medical, tech, and wellness users.

LOCATION ADVANTAGE

Aurora, Colorado | High-Visibility Corridor

- Positioned on busy Parker Road with strong daily exposure
- Directly across from Cherry Creek Reservoir
- Excellent access for commuters and clients
- Ideal for hybrid-use office tenants and service-based businesses

TENANT PROFILE & LEASE STABILITY

- Strong, loyal tenant base with consistent occupancy history
- Typical lease terms: 2–3 years
- Reliable payment habits: typically 3–5 days after billing
- Tenant mix supports long-term retention and resilience

TECHNOLOGY & NETWORKING

A key differentiator of this asset is its modern “plug-and-play” infrastructure, enabling tenants to operate efficiently without costly buildout requirements.

Building IT & Networking Includes:

- Ubiquiti UniFi Dream Machine Pro Max
- 24-port managed networking system
- Dedicated network profile and individual Wi-Fi login per tenant
- Secure, reliable connectivity across all office suites

Remote Management Capabilities:

- IT systems and thermostats can be monitored and controlled via mobile app for efficient off-site oversight

SECURITY & ACCESS CONTROL

The property is built with security, accountability, and tenant peace of mind in mind.

- Interior and exterior surveillance camera coverage
- Automatic maglock entry system
- Personal key-fob access by tenant/user
- Entry activity tracking by user and time

ENERGY EFFICIENCY & MECHANICAL SYSTEMS

The building includes meaningful energy-efficiency upgrades that reduce long-term operating costs and improve tenant comfort.

- Double-pane tinted windows (main level)
- 11 well-maintained heat pumps for efficient suite-level climate control
- Upgraded Ecobee thermostats
- LED lighting throughout for improved efficiency and lower utility consumption

INTERIOR FINISHES & BUILD QUALITY

- Restrooms finished with durable, low-maintenance solid-surface countertops
- Clean, professional interior presentation
- Functional layout attractive to a wide variety of office users

EXTERIOR & CURB APPEAL

- Landscaping fully replaced approximately four years ago
- Continued ongoing maintenance supports a polished first impression
- Strong curb appeal for tenants, clients, and visitors

VALUE-ADD OPPORTUNITY

This asset offers multiple low-cost, high-upside strategies to increase NOI without major redevelopment.

1) Monetize Classroom / Event Space (Approx. 600 SF)

Currently underutilized and not actively marketed for revenue.

Potential Use Cases:

- Yoga / wellness classes
- Small training sessions
- Workshops / meetings
- Professional events

Target Rate:

- Approx. \$75/hour (market-dependent)

2) Activate Outdoor Patio Space

Large private patio offers a unique differentiator for tenants and a potential ancillary income stream.

Potential Strategies:

- Patio improvements/landscaping for tenant amenity upgrade
- Rentable outdoor event space
- Premium feature for wellness tenants and service providers

3) Rent Normalization / Tenant Upside

Opportunity to improve returns through structured rent increases, renewals, and aligning rates with current market demand, particularly for tenants benefiting from turnkey IT/security upgrades and premium location visibility.

4) Owner Transition Support (De-Risking Benefit)

Seller is willing to support transition for 3–6 months, offering operational continuity and reducing acquisition friction for new ownership.

INVESTMENT SUMMARY

This is a rare opportunity to acquire a stabilized, technology-enhanced multi-tenant professional office building in one of Aurora's most visible commercial corridors. The property provides secure in-place income with clear upside through light value-add execution, including the monetization of event/classroom space, activation of the patio area, and rent normalization strategies.

A high-performing asset today, with multiple levers to increase returns tomorrow.

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