



The Glass Building

LOGO

FOR SALE OR LEASE

1234 Smith Road
Denver, CO 80000

14.33 ACRE
OFFICE CAMPUS

BROKER NAME

Title

303.962.9555

Broker@PinnacleREA.com

BROKER NAME

Title

303.962.9555

Broker@PinnacleREA.com

BROKER NAME

Title

303.962.9555

Broker@PinnacleREA.com

THE OFFERING

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7.2 ACRE OFFICE CAMPUS
1234 SMITH ROAD
DENVER, CO 80000

LOGO

PRICING SUMMARY

Sale Price	\$7,900,000
Sale Price / RSF	\$288.28 PSF
Cap Rate	6.61%
Net Operating Income	\$521,868.94

LOGO

PROPERTY NAME / ADDRESS

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7.2 ACRE OFFICE CAMPUS

1234 SMITH ROAD
DENVER, CO 80000

LOGO

INVESTMENT CONTACT

BROKER NAME

Title

303.962.9555

Broker@PinnacleREA.com



One Broadway Suite A300

Denver, CO 80203

T: 303.962.9555

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DISCLAIMER

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This Offering Memorandum and the contents are intended to remain

confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.

INVESTMENT CONTACTS



BROKER NAME

Title

303.962.9555

Broker@PinnacleREA.com

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EXECUTIVE SUMMARY

PINNACLE REAL ESTATE ADVISORS (PINNACLE), ACTING AS EXCLUSIVE ADVISOR FOR THE SELLER, IS PLEASED TO PRESENT A VALUE-ADD OPPORTUNITY TO ACQUIRE AN UNENCUMBERED, FEE SIMPLE INTEREST IN CLASS A SUBURBAN OFFICE BUILDINGS LOCATED IN DENVER, COLORADO.

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100%
LEASED

MULTI
TENANT

INVESTMENT
OPPORTUNITY

PROPERTY ATTRIBUTES



CLASS A
Institutional Asset



Attractive
VALUE-ADD PROFILE



FLEXIBLE
31,200 SF Floorplates



FIBER OPTIC and
REDUNDANT POWER
Capabilities



5.0:1,000 SF
Surface Parking



EXPANSIVE
14+ Acre Parcel



CONVENIENT ACCESS
to Interstate I-25

LOGO

PROPERTY NAME / ADDRESS

INVESTMENT HIGHLIGHTS

VALUE-ADD OPPORTUNITY

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DEEP DISCOUNT TO REPLACEMENT COST

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ATTRACTIVE CLASS A OFFICE ASSETS

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SIGNIFICANT PARKING ADVANTAGE

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01

PROPERTY OVERVIEW

PROPERTY OVERVIEW

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SITE DETAILS

Address	1234 Smith Road Denver, CO 80000
County	Text
Site Area	Text
Parcel Number	Text
Zoning	Text
Year Built	Text
Rentable Area	Text
Occupancy	Text
Typical Floor Plate	Text
Number of Stories	Text
Loading/Unloading Area	Text
Developer	Text
Architect	Text
Parking	Text
Parking Ratio	Text

CONSTRUCTION OVERVIEW

Foundation	Text
Frame	Text
Exterior Walls	Text
Roof	Text
Windows	Text
Floorplates	Text

PROPERTY OVERVIEW

CONSTRUCTION OVERVIEW (CONTINUED)

Ceilings	Floor 1	Text Text
	Floor 2	Text Text
	Floor3	Text Text
Lighting		Text
Energy Star		Text
LEED Certification		Text

INTERIOR DETAILS

Lobby		Text
Office Space/ Commons Area Finishes	Floor Coverings	Text Text.
	Walls	Text
	Ceilings	Text Text
	Lighting	Text
Restrooms		Text
On-Site Amenities		Text

BUILDING SYSTEMS

HVAC	Text
Electrical System	Text
Life Safety System	Text
Emergency Power	Text.
Elevators	Text
Plumbing	Text
Building Security	Text

SITE PLAN

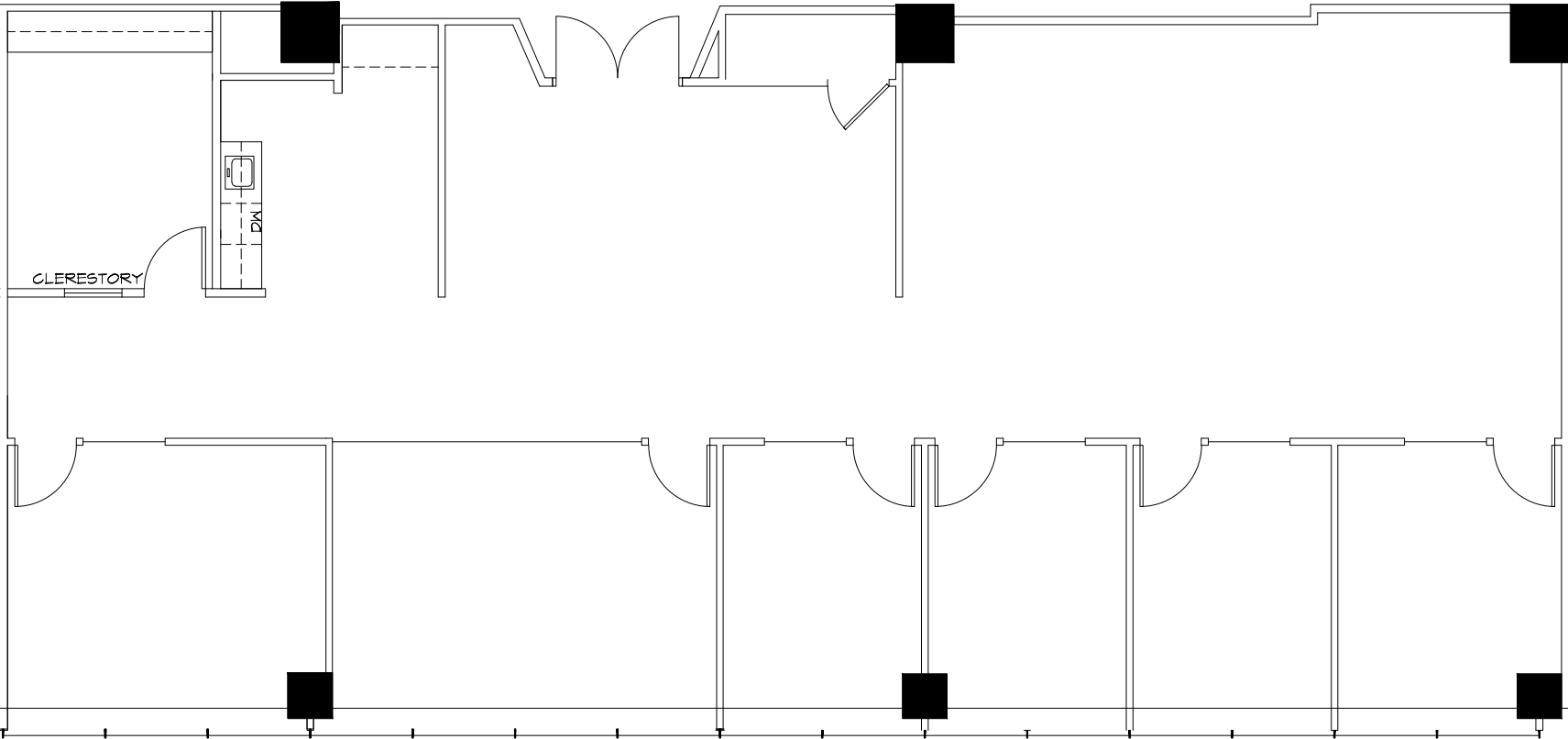
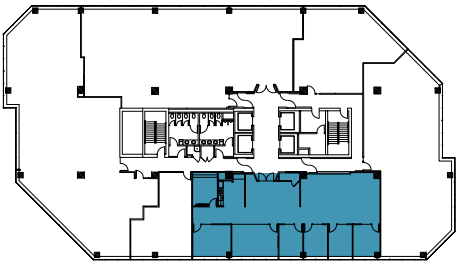


LOGO

PROPERTY NAME / ADDRESS

FLOORPLANS

FLOOR 101
3,200 SF





02

LOCATION OVERVIEW

LOCATION OVERVIEW

AURARIA CAMPUS

DOWNTOWN DENVER

SPEER BOULEVARD

BROADWAY MARKET PLACE
76 ACRE PLANNED MIXED USE DEVELOPMENT

E ALAMEDA AVENUE

SITE

BROADWAY LIGHT RAIL STATION

WASHINGTON PARK

WHOLE FOODS MARKET

LOUISIANA PEARL LIGHT RAIL STATION

E MISSISSIPPI AVENUE 31,586 VPD

E LOUISIANA AVENUE

SANTA FE DRIVE

35,000 VPD ON SOUTH BROADWAY

GATES DISTRICT
BDWY • STN
887 RESIDENTIAL UNITS
380,000 SF OFFICE SPACE,
180,000 SF RETAIL SPACE

CHERRY CREEK NORTH SHOPPING CENTER

DENVER COUNTRY CLUB

SPROUTS FARMER MARKET

SAFeway

Sam's CLUB

THE HOME DEPOT

INTERSTATE 25

DOWNTOWN DENVER

SPEER BOULEVARD

BROADWAY MARKET PLACE

76 ACRE PLANNED MIXED
USE DEVELOPMENT

E ALAMEDA AVENUE

SITE

WASHINGTON PARK

LOUISIANA PEARL LIGHT RAIL STATION

E LOUISIANA AVENUE

E MISSISSIPPI AVENUE 31,586 VPD

35,000 VPD 
ON SOUTH BROADWAY

7 RESIDENTIAL UNITS
10,000 SF OFFICE SPACE,
10,000 SF RETAILSPACE

COTEC **BROADWAY LIGHT RAIL STATION**

GATES DISTRICT
BDWY • STN

LOCATION OVERVIEW



LOGO

PROPERTY NAME / ADDRESS



03

AREA OVERVIEW

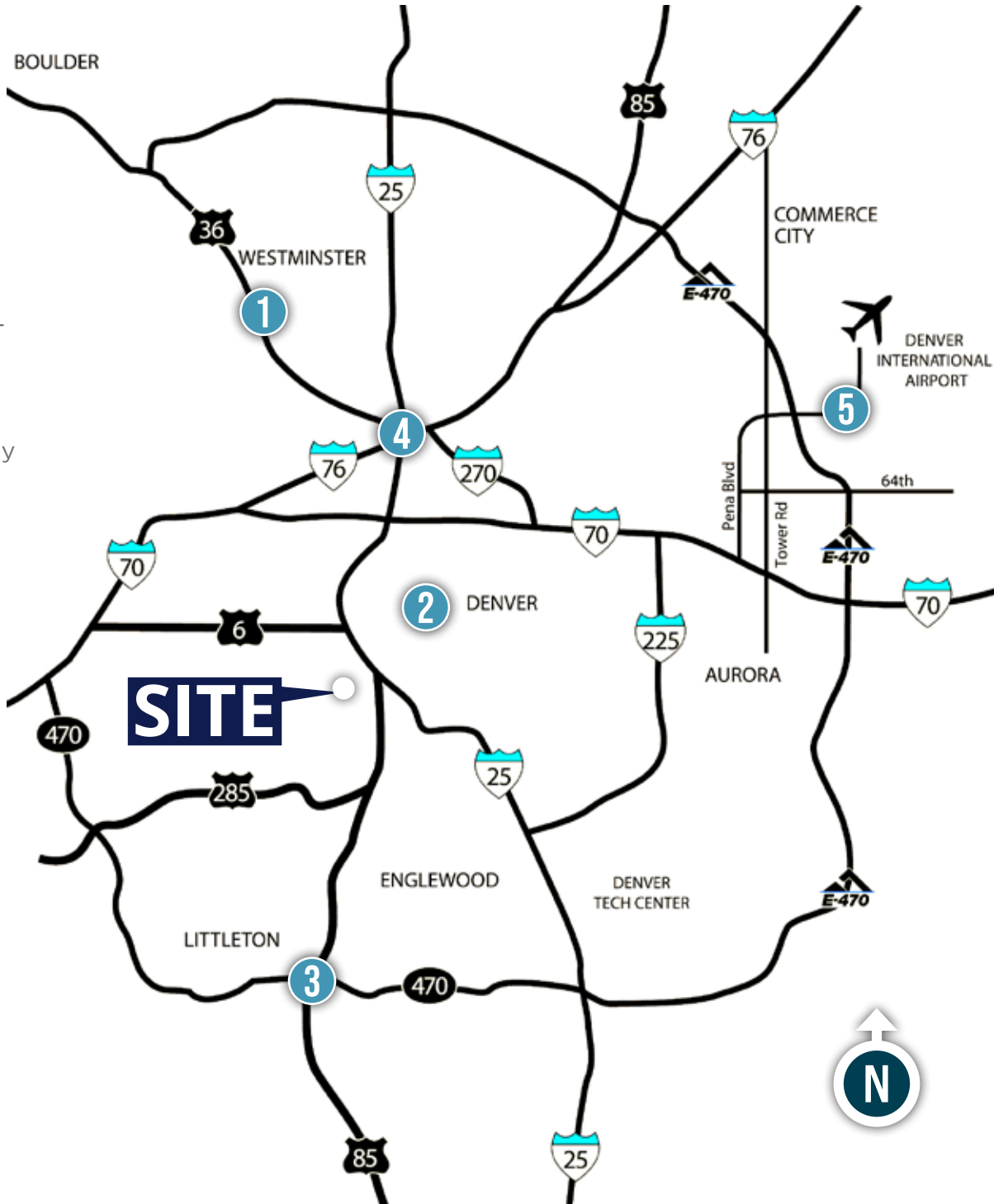
AREA OVERVIEW

LOCATION HIGHLIGHTS

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DRIVE TIMES

	DESTINATION	MINUTES
1	I-70 & I-25 INTERCHANGE	19
2	I-25	16
3	E-470	5
4	DOWNTOWN DENVER	20
5	DENVER INTERNATIONAL AIRPORT	41



CITY OF THORNTON

Thornton has over 1,400 acres of shovel-ready greenfield sites for development, however half of that land is committed and most is located well north of the Property. The city is experiencing unprecedented growth with over \$375 million in development recently opened or started along the I-25 corridor. Thornton enjoys all the amenities of the Denver Metro Area and an available workforce of over 3 million. Ongoing infrastructure projects ensure the city's competitive position now and in the future.

LOCATION

The City of Thornton is just 20 minutes from Denver International Airport and 10 minutes from downtown Denver. The corridor from 120th Avenue to 168th Avenue along I-25 has the largest concentration of new commercial, industrial, and residential development in the metro area. The I-25 corridor recently completed a highway expansion project and will be served by light rail in the foreseeable future.

BUILDING THE FUTURE

Thornton is poised for a bright future with support from the \$500 million Thornton Water Project, FasTracks Light Rail providing commuter rail service to all parts the city, and 10 interchanges off of I-25 and E-470.

COLORADO ENTERPRISE ZONE PROGRAM

The Colorado Enterprise Zone (EZ) Program is designed to promote a business-friendly environment by offering state income tax credits. Taxpayers investing in an Enterprise Zone can earn a credit on their Colorado income tax by planning and executing specific economic development activities. Some credits can be carried over for up to 5 years in certain cases.

BOULDER PROXIMITY

Boulder is recognized as an international center of innovation, anchored by University of Colorado, and several major government research facilities, notable and visionary entrepreneurs. Boulder is one of the nation's most highly educated populations, resulting in a vibrant economy with a diverse array of industries. Boulder industrial users have been expanding out of Boulder due to no-growth policies and community pressures for other land uses such as housing and creative office environments. Louisville (Colorado Tech Center), Lafayette, and Broomfield have been recipients of this emigration, but those markets are near saturation. Industrial users recognize the competitive advantage of an I-25 location for ease of logistics and convenient access to the workforce.

**Source: City of Thornton Economic Development*

SUPERB NORTH DENVER LOCATION

- Located off Interstate 25 on Grant Street in the booming North I- 25 corridor.
- 2.1 miles (approx 3-minute drive) to a full-diamond interchange at Interstate 25
- 5 miles (approx 7-minute drive) to the Interstate 25 and E-470 interchange
- 13.4 miles (approx 20-minute drive) to the Interstate 25 and 70 interchange
- Submarket is the path of development for the Denver MSA. The corridor from 120th to 168th Avenue along I-25 is has the largest concentration of commercial, industrial, and residential development in the metro area.
- Corridor has the highest number of single-family homes starts in the metro region along with the best affordability.
- Walking distance to the light rail at Eastlake Station and excellent retail amenities in the immediate area to serve employees. 12300 Grant Street provides its tenants with outstanding access to transportation, labor, and consumers critical to the tenant's business.

ENGLEWOOD, CO

ABOUT

Englewood, CO has a population of 33.6k people with a median age of 36.1 and a median household income of \$79,375. In recent years, the population of Englewood, CO grew from 33,500 to 33,634, a 0.4% increase and its median household income grew from \$72,193 to \$79,375, a 9.95% increase.

The median property value in Englewood, CO is \$472,400, and the homeownership rate is 48.2%.

ECONOMY

The economy of Englewood, CO employs 20.4k people. The largest industries in Englewood, CO are Health Care & Social Assistance (2,526 people), Professional, Scientific, & Technical Services (2,356 people), and Retail Trade (2,271 people), and the highest paying industries are Utilities (\$136,500), Management of Companies & Enterprises (\$90,918), and Information (\$79,085).

POPULATION
33,634

0.4% 1-YEAR GROWTH

MEDIAN AGE
36.1

MEDIAN HH INCOME
\$79,375

9.95% 1-YEAR GROWTH

NUMBER OF EMPLOYEES
20,400

0.536% 1-YEAR DECLINE

MEDIAN PROPERTY VALUE
\$472,400

15.3% 1-YEAR GROWTH

Source: <https://www.datausa.io/>

AREA OVERVIEW



Central Englewood can be roughly divided into quadrants, with the x-axis being Hampden Avenue and the y-axis being Broadway. The northwest is the oldest section of the city, containing the new CityCenter, downtown, and housing stock dating to the 1910s. This is also where the massive General Iron metal fabrication plant was located, which closed in the 1990s and has now been demolished, awaiting redevelopment and a new proposed light rail station at Bates Avenue. The southwest section is home to a newer housing stock as well as a significant percentage of Englewood's industrial and production facilities.



Education

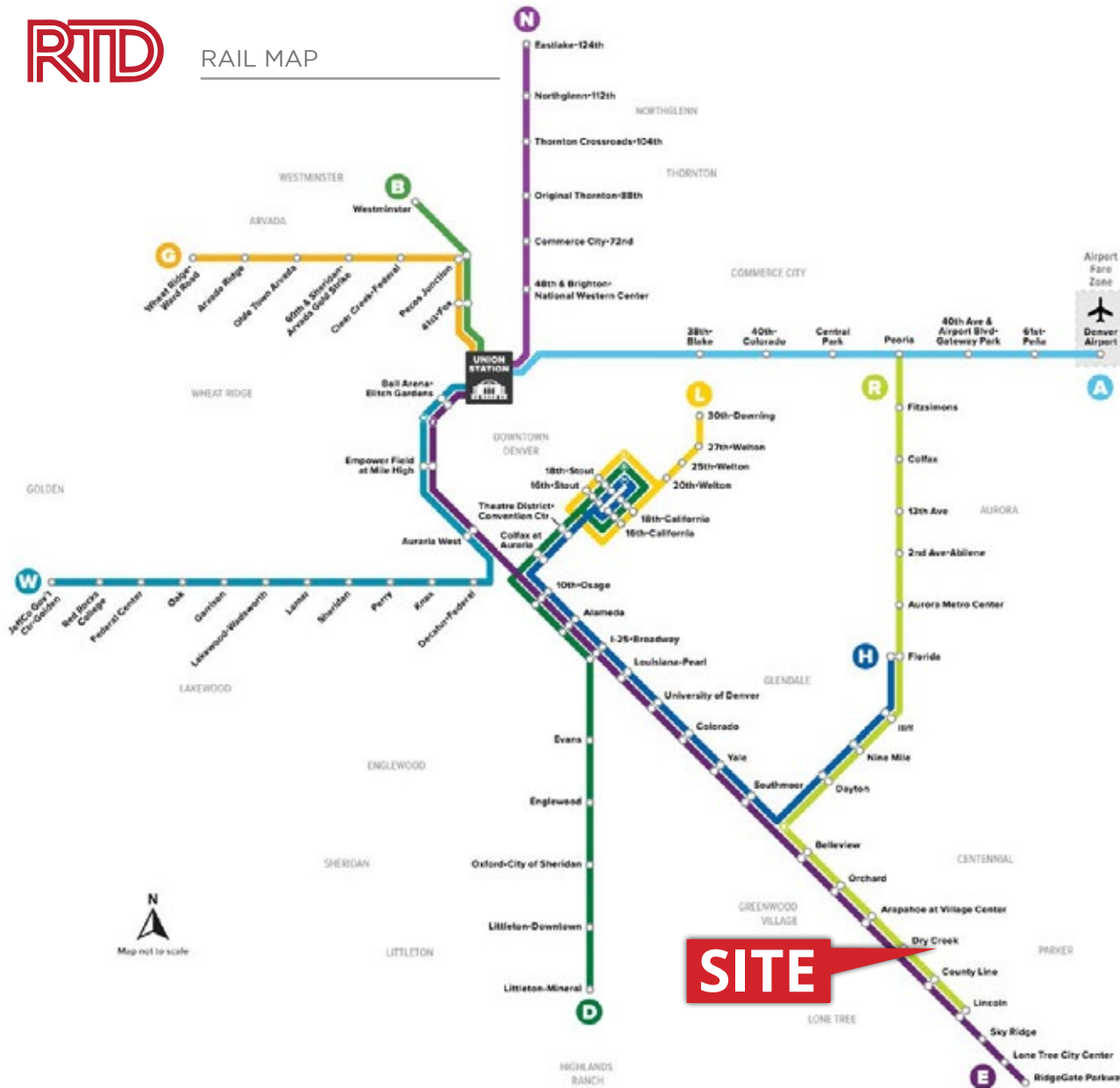
The City of Englewood is served by the Englewood Public Schools (EPS), a district with two high schools, Englewood High and Colorado's Finest High School Of Choice. Small parts of the city are served by the Littleton Public Schools and the Sheridan Public Schools. There are two middle schools: Englewood Middle School and Englewood Leadership Academy. There are four elementary schools: Bishop, Clayton, Charles Hay and Cherrelyn. Some of neighboring Cherry Hills Village is within the Englewood School district.

The city is also home to a number of private schools, including the Saint Louis School, a large Catholic K-12 institution and All Souls School serving grades K-8. Also, the city used to host the Denver Seminary, an evangelical graduate-level religious school that has since relocated to Littleton. The former seminary site has been redeveloped into residential apartments and retail. Englewood is also the location of Humanex Academy, a private, alternative middle and high school for students who have learning disabilities and emotional and behavior disorders.

AREA OVERVIEW



RAIL MAP



The Regional Transportation District provides public transportation in eight counties including all of Boulder, Broomfield, Denver and Jefferson counties, parts of Adams, Arapahoe and Douglas Counties, and a small portion of Weld County. Serving the public and providing for the transportation needs of over 3.08 million people located within 2,342 square miles.

- A** Union Station to Denver Airport
- B** Union Station to Westminster
- D** 18th • California to Littleton • Mineral
- E** Union Station to RidgeGate Parkway
- G** Union Station to Wheat Ridge • Ward
- H** 18th • California to Florida
- W** Union Station to Jeffco Gov't Center • Golden
- L** 16th • Stout to 30th • Downing
- N** Union Station to Eastlake • 124th
- R** Peoria to RidgeGate Parkway

LOGO

PROPERTY NAME / ADDRESS



04

FINANCIAL OVERVIEW

FINANCIAL ANALYSIS

# of Units	Unit Mix	Estimated SF	Average Rent/ Unit Actual	Rent/SF Actual	Average Rent/ Unit Proforma	Rent/SF Proforma	Gross Income Actual	Gross Income Proforma
18	1Br/1Ba	500	\$1,399	\$2.80	\$1,475	\$2.95	\$302,256	\$318,600
18								
INCOME							Current	Pro Forma
Gross Rental Income							\$302,256	\$318,600
Vacancy Allowance					4%	4%	\$(12,090)	\$(12,744)
EFFECTIVE GROSS INCOME							\$290,166	\$305,856
Other Income								
Other:							\$3,176	\$3,176
Pet Rent:							\$2,568	\$2,568
Parking (18@ \$50/\$65 Proforma):							\$9,207	\$15,552
RUBS:							\$25,221	\$25,221
GROSS INCOME INCOME							\$330,338	\$352,373
EXPENSES								
Property Tax (2024):							\$21,570	\$23,727
Property Insurance:							\$9,982	\$13,252
Utilities:							\$21,306	\$21,306
Trash/Recycling:							\$3,242	\$3,000
Repairs & Maintenance:							\$17,100	\$16,200
Management:							\$32,014	\$24,666
Administrative/Misc:							\$3,000	\$3,000
TOTAL EXPENSES							\$108,214	\$105,151
Expenses per Unit							\$6,012	\$5,842
% OF EGI							32.8%	29.8%
NET OPERATING INCOME							\$222,124	\$247,222

FINANCIAL ANALYSIS

Income	2025
Base Income	\$562,567.68
Expense Reimb	\$251,407.10
Effective Gross Income	\$813,974.78
Vacant Reserve @ 5%	-\$40,698.74
Gross Effective Income	\$773,276.04
Operating Expenses	-\$251,407.10
Net Operating Income	\$521,868.94

Expenses	2025 Budget
Cleaning	\$16,561.82
Fire & Safety	\$2,309.02
Management Fee	\$31,306.00
Insurance	\$21,778.32
Snow Removal	\$7,335.50
Repairs & Maintenance	\$7,688.34
Utilities	\$40,595.32
CAM Accounting	\$3,550.00
Property Taxes	\$120,282.78
Total Expenses	\$251,407.10



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