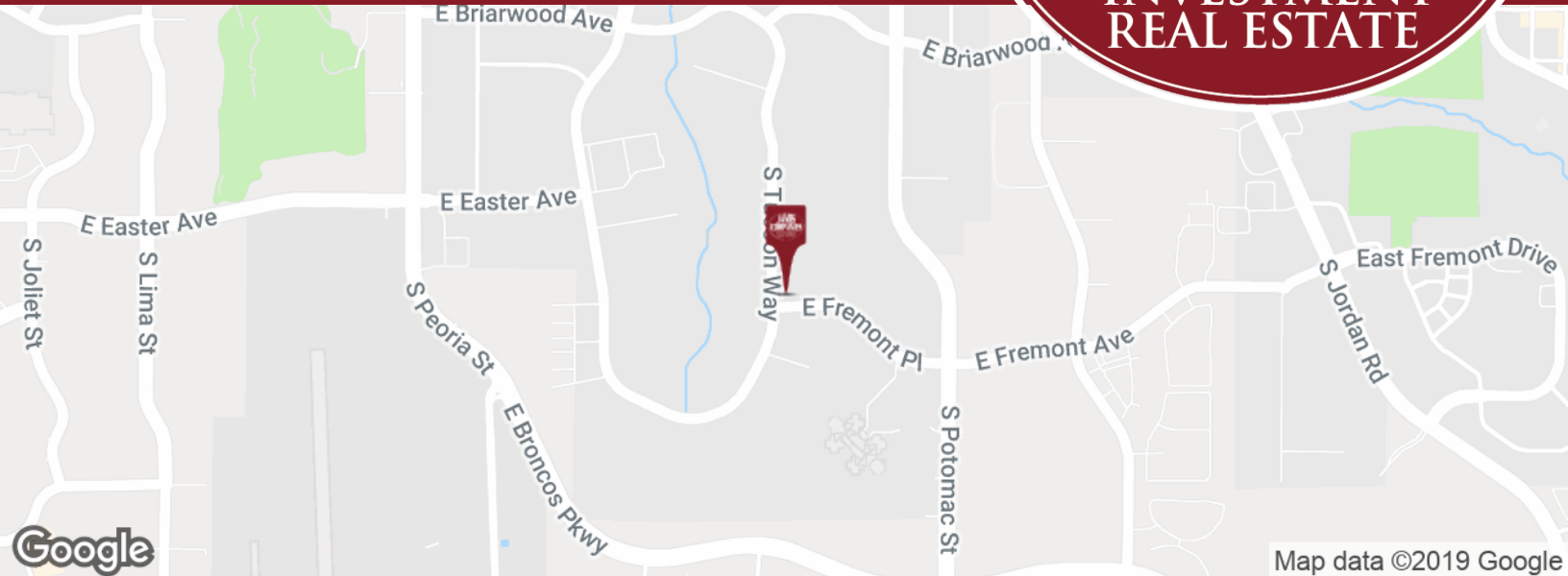




PRESTIGIOUS INVESTMENT OFFICE BUILDING FOR SALE

WELL MAINTAINED INVESTMENT OPPORTUNITY
7208 S. TUCSON WAY, CENTENNIAL, CO 80112



Presented By:

JAY M. SONEFF, MBA
PRESIDENT
303.295.1815
JAY@JAMISCO.COM

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,850,000
Taxes:	\$23,549.53
Lot Size:	1.38 Acres
Year Built:	1982
Building Size:	22,424
Renovated:	2012
Zoning:	BP100
Price / SF:	\$127.10
NOI (2017)	\$141,190
NOI Projected (2019)	\$184,742



PROPERTY OVERVIEW

PLEASE CONTACT BROKER FOR OFFERING MEMORANDUM.

High quality investment office building located in Southeast Suburban Market. This high profile building has tremendous street appeal constructed on a heavily landscaped prime corner lot. This building has been maintained extremely well and shows very well with wide hallways and recessed entries into each suite. The individual suites have ideal bay depths for functional space plans for small and medium size tenants. This property has always had steady occupancy with good efficiency ratios and has produced historically good returns.

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ADDITIONAL PHOTOS



Presented By:

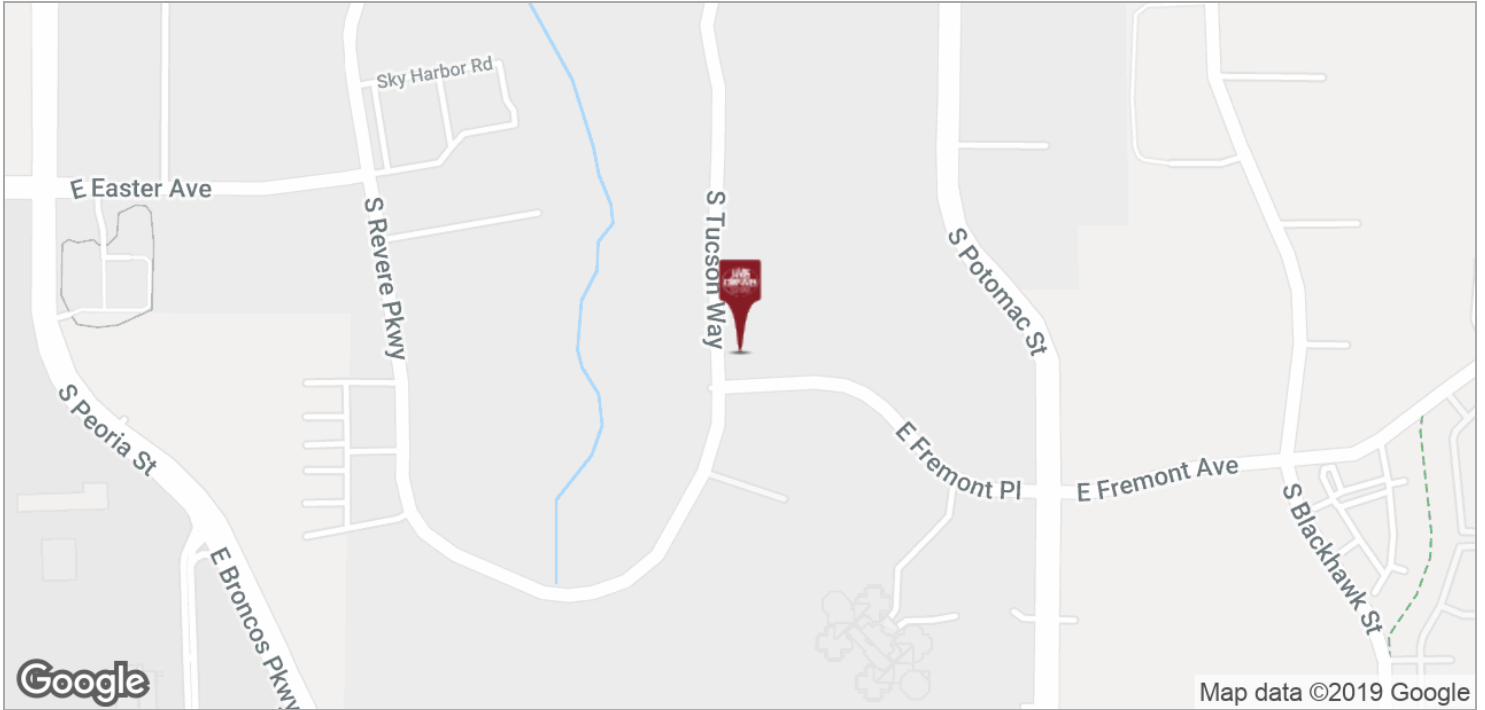
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LOCATION MAPS

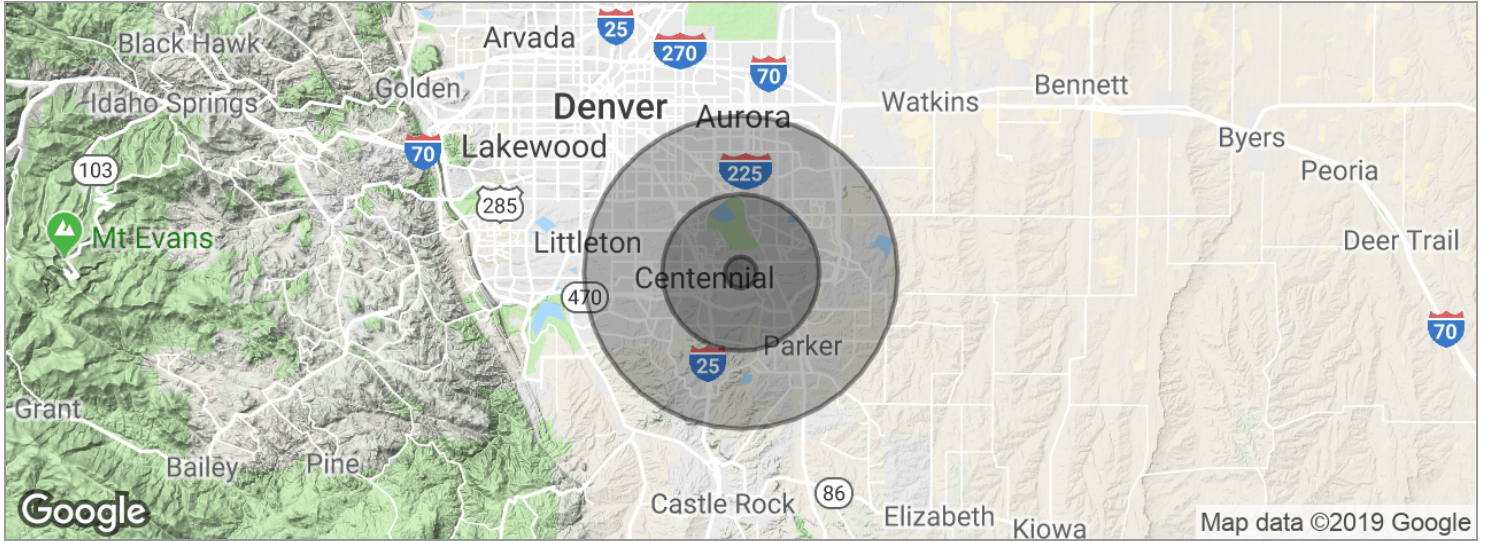


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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,950	160,680	834,324
Median age	30.4	36.2	36.8
Median age (Male)	30.1	35.5	35.9
Median age (Female)	31.1	36.7	37.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,078	61,821	334,464
# of persons per HH	2.7	2.6	2.5
Average HH income	\$80,192	\$102,390	\$86,697
Average house value	\$218,769	\$365,877	\$336,076

** Demographic data derived from 2010 US Census*

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