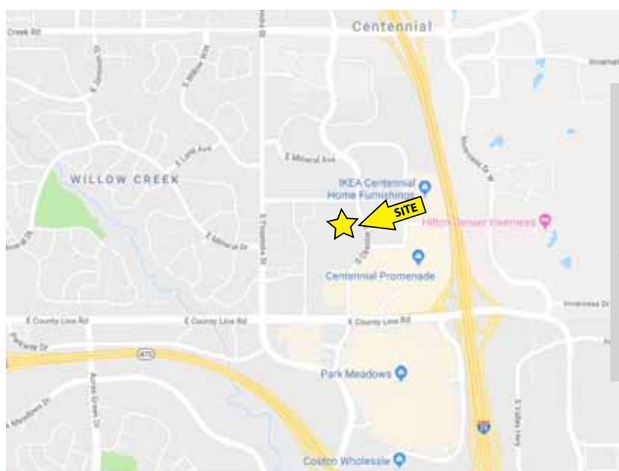
HIGHLAND PLACE I



DEMOGRAPHICS (Source: CoStar)

	1 Mile	3 Mile	5 Mile
Population:	11,415	84,252	224,803
Households	5,242	34,907	90,192
Average HH Income	$116,531	$125,843	$125,587
Median Age	36.70	39.20	38.80

Traffic: S. Chester St. @ E. Otero Rd. - 11,034 vpd
County Line Rd @ Parkland Rd. - 27,488 vpd

Although from sources deemed reliable, we do not guarantee the information and suggest all facts should be independently verified. Prices, terms and space available subject to change without notice.

FULLER REAL ESTATE

www.fullerre.com

MULTI-TENANT INVESTMENT OFFICE BUILDING FOR SALE

8085 S. Chester St., Centennial, CO 80112

This quality six tenant investment property located in the South Suburban Denver Sub-Market of Highland Park/ Panorama Park offers the investor excellent cash flow, ease of management and a strong rent roll.

Gross Income:	$3,695,422
Expenses:	$1,648,884
NOI:	$2,046,538
Cap Rate:	7.51%

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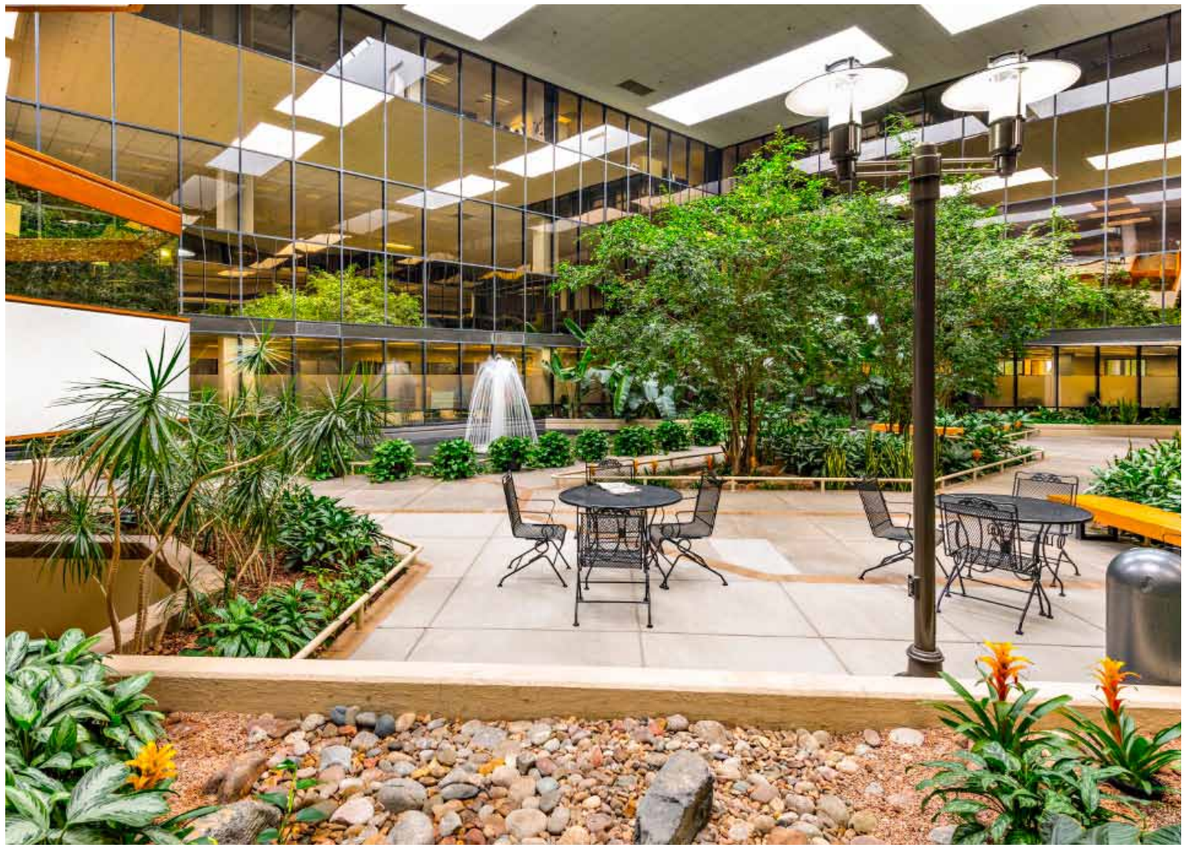
HIGHLAND PLACE I

BUILDING OVERVIEW

- Building Size: 138,771± RSF
- Land Size: 6.20± Acre
- Parking: 3.3:1,000 SF
  391Surface and 59 Covered Spaces
- Floors: Three
- YOC: 1982, Renovated 2006
- Elevators: Two Hydraulic

- Regional to National Credit Tenants
- Lease Terms 4-7 Years Remaining
- Loading Dock
- Showers/Lockers
- Building Storage
- Proximity to Retail Amenities



INVESTMENT OVERVIEW

- Price: $27,250,000
- Price Per SF: $196.37
- 7.51% Cap Rate
- 100% Occupied
  - Average Lease: $23.26/SF
  - Expenses: $11.88/SF
  - Number of Tenants: 6
  - Contact brokers to receive a full Offering Memorandum