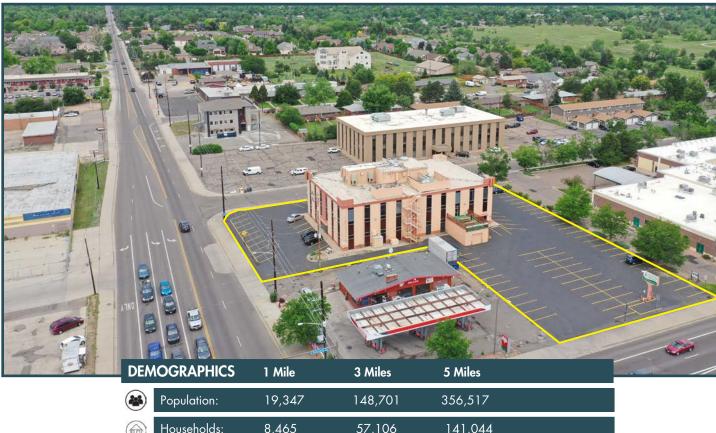


5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



۲	Population:	19,347	148,701	356,517				
	Households:	8,465	57,106	141,044				
\$	Median Income	\$72,251	\$67,240	\$67,356				
	Median Age:	36.10	35.00	35.10				
۲	Traffic:	ic: Wadsworth & Mississippi: 59,001 vpd						



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.

## OFFICE INDUSTRIAL RETAIL INVESTMENTS land LAKEWOOD OFFICE FOR SALE 7655 W. Mississippi Ave., Lakewood, CO 80226



## FOR SALE: \$2,500,000

FOR SALE:	\$2,500,000 (\$91.35/SF)
Building:	27,366±
Lot Size:	1.24± AC
Avail. SF:	14,451
Occupancy:	47.2%
YOC:	1968
Parking:	90 spaces; 3.21:1,000 ratio
Zoning:	M-G-S
Construction:	Concrete & Steel with Concrete Siding

### Seller financing available to a qualified buyer

**Fuller Real Estate** (303) 534-4822

Alex Scott 720.287.5417 direct 972.207-8877 mobile AScott@FullerRE.com



www.FullerRE.com



Located at W. Mississippi Ave & Wadsworth Blvd., this office building offers a great Lakewood business address. The site offers a functional and high visibility office building at attractive lease rates, easy access to Wadsworth Blvd., and is only minutes away from the Belmar Shopping District and W. 6th Avenue. Numerous nearby retail and restaurant amenities. Excellent user opportunity.

> Take A Virtual Tour



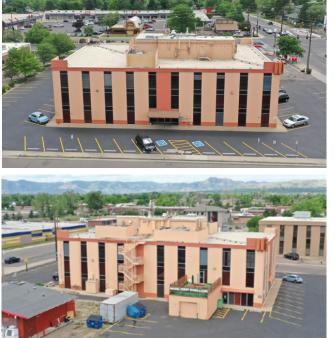
John Becker 720.287.5414 direct 303.888.7909 mobile JBecker@FullerRE.com

**Mike Haley** 720.287.5408 direct 720.309.3413 mobile MHaley@FullerRE.com

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# Rent Roll:

			Lease									Pro rata
Suite	Tenant	RentableSF	Commencement	Lease Expiration	Cu	rrent Rent		Per SqFt	Escalations	Options	Lease Type	share
100	Available	2,171			\$	-					FSG	7.9%
110	Available	1,732			\$	-					FSG	6.3%
120	Lab Available + 468 SF Garage	1,787			\$	-					FSG	6.5%
150	Available	3,218			\$	-					FSG	11.8%
200	Colorado School of Healing Arts	3,438	4/1/2022	3/31/2023	\$	44,694	\$	13.00	Cancellable w 60	days notice	FSG	12.6%
200A	Colorado School of Healing Arts	1,523	4/1/2022	3/31/2023	\$	19,799	\$	13.00	Cancellable w 60	days notice	FSG	5.6%
205	Colorado School of Healing Arts	4,448	4/1/2022	3/31/2023	\$	57,824	\$	13.00	Cancellable w 60	days notice	FSG	16.3%
300	Colorado School of Healing Arts	3,506	4/1/2022	3/31/2023	\$	45,578	\$	13.00	Cancellable w 60	days notice	FSG	12.8%
300B	Available	4,471			\$						FSG	16.3%
Roof	Verizon		6/1/2017	5/31/2022	\$	18,000			10% every 5 yrs	4-5 yr options to	2042	0.0%
Roof	T-Mobile		5/18/2006	5/17/2012	\$	15,150			2% annually	5-5yr options to	2037	0.0%
Roof	Sprint		10/22/1999	10/21/2024	\$	6,780				None		0.0%
	Unallocated Common Area	1,072										
	Occupied SqFt	12,915	47.2%	(			\$	122,317		\$		
	Vacant SqFt	14,451	52.8%									
	Total SqFt	27,366	100.0%									
	Total Rents				\$	207,825	\$	13.00	/ SqFt			
	Cell tower utility reimbursement				\$	14,077						
	Total Income	• ]			\$	221,902						
	Vacancy @	0.0%			\$	-	10					
	Building Expenses				\$	207,011			\$ 7.56	/ SqFt		
	Net Operating Income				\$	14,891		0.60%				
					s	2,500,000	Price	e	\$ 91.35	/SaFt		



2021 Expense	27,366 SqFt		
HVAC	\$13,031	\$0.48	/ SqFt
Insurance	\$7,585	\$0.28	
Water/Sewer	\$1,203	\$0.04	
Telephone	\$3,382	\$0.12	
Repairs and Maint	\$27,643	\$1.01	
Taxes (2021 paid in 2022)	\$43,283	\$1.58	
Alarm Monitor	\$1,112	\$0.04	
Snow Removal	\$9,483	\$0.35	
Janitorial	\$34,736	\$1.27	
Trash	\$1,727	\$0.06	
Elevator	\$9,581	\$0.35	
Xcel	\$54,245	\$1.98	
Total Reimbursable Expenses	\$207,011	\$7.56	/ SqFt

Building Expenses:



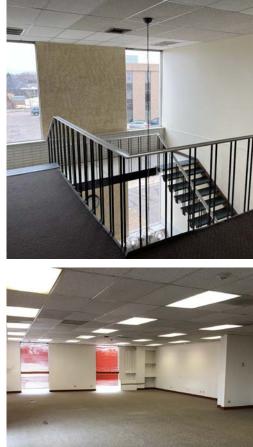
Owner-User / Investor Office Building / Headquarter Opportunity Building can be delivered vacant upon 60 written notice for an Owner/User

Additional Cell Tower Income included Long standing Tenant remaining - The Colorado School of Healing Arts Centrally located office in Lakewood, Colorado Minutes from the Shops at Belmar with quick acces to 6th Ave. Building includes Elevator Several Security Vaults & Lab Space Building offers private garage / storage Newly repaved parking lot as of 2022

### Fuller Real Estate (303) 534-4822

Photos:





# Property Highlights:

Exterior building signage available High traffic corridor High growth area New white foam roof as of 2018

HVAC system is a natural gas boiler/ forced air system replaced in 2017

4 large A/C compressors, 2 units were replaced in in 2017

**Opportunity for Additional Cell** Tower Income