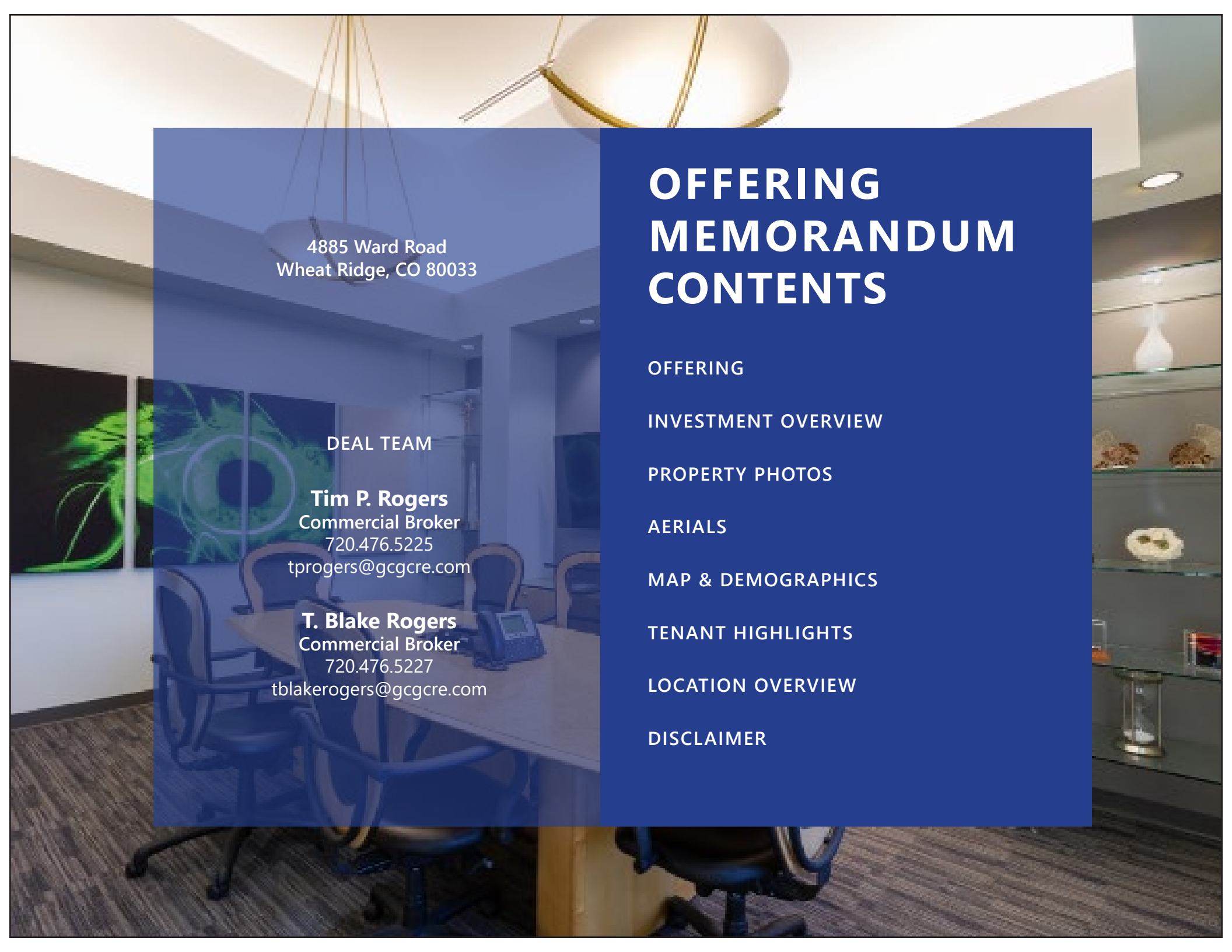


CONFIDENTIAL OFFERING MEMORANDUM

# WEST RIDGE OFFICE PARK BUILDING ONE

4885 WARD ROAD, WHEAT RIDGE, CO 80033





4885 Ward Road  
Wheat Ridge, CO 80033

#### DEAL TEAM

**Tim P. Rogers**  
Commercial Broker  
720.476.5225  
tprogers@gcgcre.com

**T. Blake Rogers**  
Commercial Broker  
720.476.5227  
tblakerogers@gcgcre.com

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# OFFERING



## OFFERING TERMS

Genesee Commercial Group, the exclusive agent for this offering, is pleased to offer to qualified buyers the opportunity to acquire 4885 Ward Rd. in Wheat Ridge, Colorado. This offering represents a rare opportunity to purchase a high-quality multi-tenant office/ flex building encompassing 16,074 SF. The property is located in the heart of Denver's vibrant West Flex submarket. The West market enjoys a 8.3% direct vacancy rate.

Prior to submitting an offer, prospective buyers are encouraged to visit the property. Please contact Genesee Commercial Group, by calling 720-476-5225, to set up a time to tour the property.



## TRANSACTION TIMETABLE AND PROCEDURES

**Interested buyers should submit to Genesee Commercial Group a detailed letter of intent which at a minimum should include total proceeds, a description of the buying entity, proof of funds, a description of the due diligence, and closing timing and earnest money deposit amounts.**

**Buyers should base their offers on an As Is, Where Is condition of the property.**

**The Seller will make available a detailed rent roll, operating expense history, financial assumptions once a confidentially agreement is signed. The seller may consider financing terms.**

# INVESTMENT OVERVIEW



## ADDRESS

**4885 Ward Road  
Wheat Ridge, CO 80033**



## PRICE

**\$3,800,000**



## GLA

**16,074**



## PROPERTY TYPE

**Office Flex**

## AVAILABLE SPACE

Suite 300 - 4,532 RSF

## OCCUPANCY TYPE

Multi-Tenant

## SITE SIZE

1.52 Acres

## CAP RATE \*PROFORMA

5.40%

## OPERATING EXPENSES

\$7.06/SF 2022 Budget

## OCCUPANCY

72%

## YEAR ONE NOI \*PROFORMA

\$205,860

## YEAR BUILT

2001

## PROPERTY HIGHLIGHTS

- Traffic Counts in Excess of 38,300 Vehicles Per Day
- Professionally Landscaped Covenant Controlled Business Park
- Contemporary Architectural Design Components Throughout
- Three Blocks to Gold Line Rail Station
- Individual Signage Available
- Value-Add Via Lease-Up Opportunity
- Signalized Intersection at Ward Road and 48th Avenue
- Priced Below Replacement Cost
- Above Standard Interior Finishes
- Long Term Quality Tenants

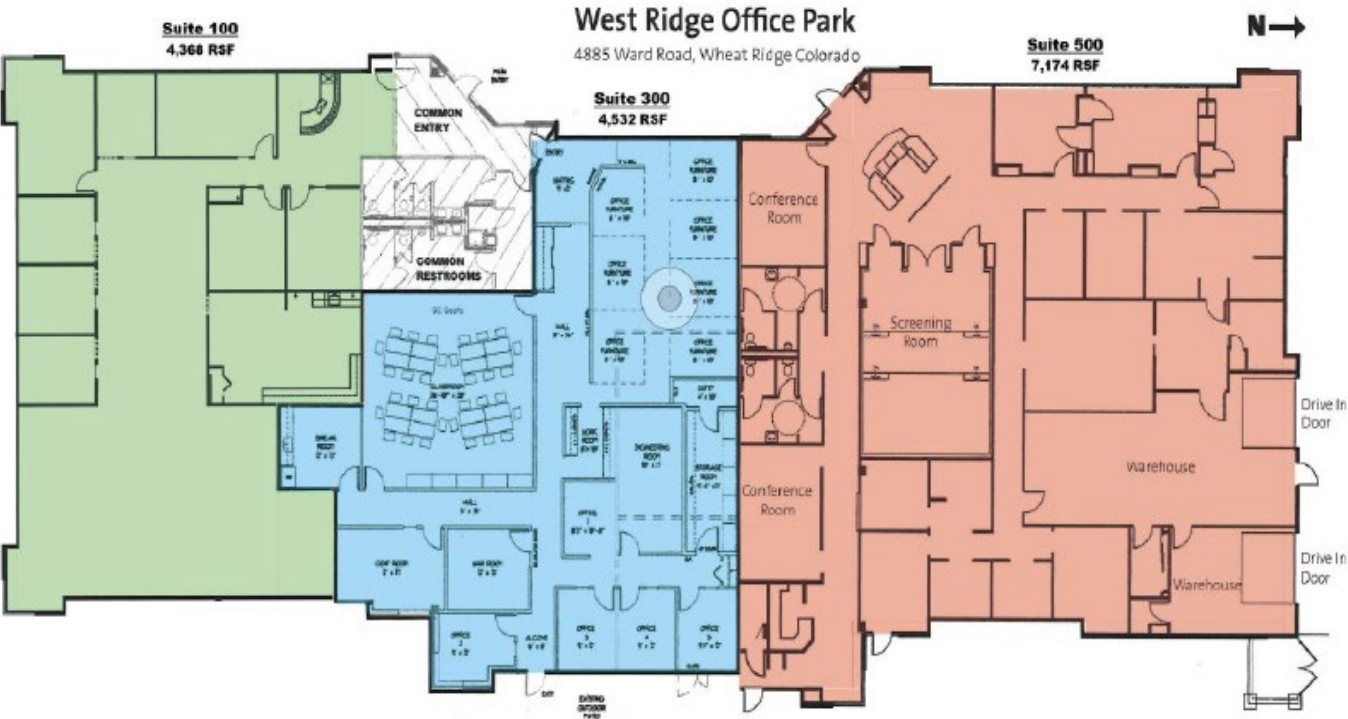


# PROPERTY PHOTOS





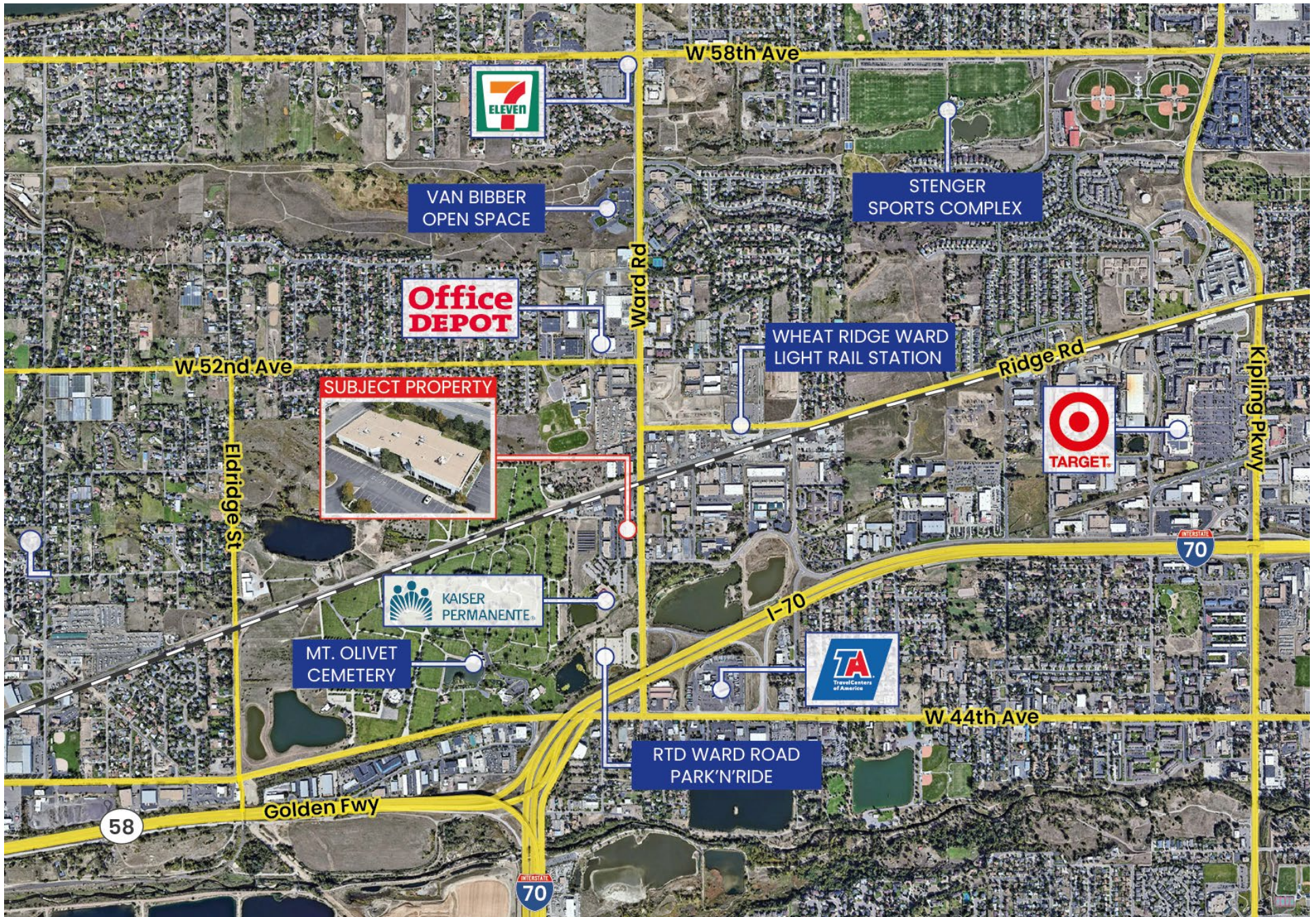
# SPACE PLAN



# INTERIOR PHOTOS









# MAP





# TENANT HIGHLIGHTS



As a leading industrial technology company, Acuity Brands is one of the most respected in lighting and intelligent spaces. The Acuity Brands portfolio is defined by two distinct groups, Acuity Brands Lighting and Intelligent Spaces Group. Acuity Brands Lighting has been a tenant in the building since 2012.

## Intelligent Spaces Group

Acuity Brands Intelligent Spaces Group makes spaces smarter, safer, and greener. Our solutions span edge to cloud and help valued customers with building management, enterprise operations, and personal experiences. From the smallest aisles in our favorite stores to the world's largest, most celebrated venues, spaces shape our everyday lives. Atrius technology reimagines the built environment with solutions that manage utility bills, reduce environmental footprint, track and manage assets, visualize and map dynamic environments, and deliver precise location services for guests and passengers.

## Acuity Brands Lighting-Lighting For All of Life's Moments

Acuity Brands Lighting has the products to shine a light on innovative lighting solutions that cover a wide range of uses from outdoor lighting on college campuses where their products light the way to a new student's first night class, to assisted living facilities where the wide range of needs are met through the trusted quality of their products, to highways where our lights remind you not to miss your exit, and even to the airport as you take off for your next adventure. Visit the Acuity website, <https://www.acuitybrands.com>



RG and Associates has been a tenant in the building since 2013. For over three decades RG and Associates has been providing award winning interim, temporary, or permanent assistance with professional engineering, planning, construction administration and building inspection services to cities and counties, water and sanitation districts, metropolitan districts, and private developers throughout Colorado. They are one of the top consulting companies to many Colorado communities. RGA specializes in providing Total Management Services (TMS) and Total District Services (TDS) to cities towns and special districts throughout Colorado.

Visit RG and Associates at, <https://www.rgengineers.com>



# LOCATION OVERVIEW

The Northwest Denver Submarket was largely overlooked by developers in the last decade, and minimal supply pressure allowed vacancy to register below the metro average for much of this cycle. While development has picked up in the last year, vacancies in the submarket remain well below the Denver average. The coronavirus pandemic has impacted office fundamentals across the country as tenants weigh options, including hybrid or remote work models. However, the pandemic has not had an outsized impact on the Northwest Denver Submarket, mainly due to the area's roster of large, high-credit tenants. Construction deliveries picked up in the last six months.

Investors and developers have focused on transit-oriented developments in Denver throughout the past cycle. These opportunities exist in West Denver near recently-opened stops on the W-Line. Recent expansions to Denver's light rail network have notable implications in parts of the submarket, both for new development and the existing inventory. With the recent opening of the G-Line, one-third of submarket stock (about 2.2 million SF) is now located within a mile of a light rail station.

Rent growth is essentially flat on a year-over-year basis. Northwest Denver offers office tenants a significant discount relative to the market. The average asking rent in Northwest Denver is about 20% below the metro average, which should help the submarket recover as workers return to the office.



**36,118**

2021 POPULATION



**2.5%**

POPULATION GROWTH  
2021 - 2026



**35,271**

2021 HOUSEHOLDS



**\$84,156**

MEDIAN HOUSEHOLD  
INCOME



# OUR TEAM



**Tim Rogers**  
COMMERCIAL BROKER



**T. Blake Rogers**  
COMMERCIAL BROKER



**30 YEARS**

COMMERCIAL BROKER  
EXPERIENCE



**\$100,000,000+**

TOTAL SALES



**OUTSIDE-THE-BOX**

APPROACH TO  
COMMERCIAL REAL ESTATE

## GENESEE COMMERCIAL GROUP

Headquartered in Lakewood Colorado, Genesee Commercial Group was founded in 1980 as a regional commercial real estate company that provides customized solutions to meet the changing real estate requirements of tenants, building owners, corporate occupants and investors.

Our team of professionals are dedicated to developing and delivering innovative solutions tailored to each client's specific needs. Our professionals have built a reputation for providing informed solutions that combine local market knowledge and specialty expertise with detailed analysis. By combining this knowledge and real-time market intelligence with smart negotiation skills, Genesee Commercial Group's transaction and property management professionals unlock opportunities that support each individual client's real estate and business goals.



**GENESEE**  
COMMERCIAL  
GROUP, LLC

# CONTACT US

## Genesee Commercial Group, LLC

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Lakewood, CO 80215

303-980-0500

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### T. Blake Rogers

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This confidential Offering Memorandum, has been prepared by Genesee Commercial Group, LLC for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Genesee Commercial Group recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as West Ridge Business Park Building 1 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Genesee Commercial Group or its brokers.

Genesee Commercial Group, LLC makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Genesee Commercial Group, LLC has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Genesee Commercial Group and the Owner of the Property. Genesee Commercial Group makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Genesee Commercial Group and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Genesee Commercial Group and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Genesee Commercial Group shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

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 Genesee Commercial Group. 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 Genesee Commercial Group at your earliest convenience.