GENESEE COMMERCIAL GROUP, LLC

CONFIDENTIAL
OFFERING
MEMORANDUM



12157 W. CEDAR DRIVE

Lakewood, Colorado 80228

$1,800,000

Combined asking price

13,216 SF TWO-STORY OFFICE BUILDING WITH VACANT LAND | 1.61-ACRE SITE

Single owner-user offering: the office building and contiguous undeveloped land offered together.

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PROPERTY AT A GLANCE

An established Lakewood office property with an integrated site for long-term flexibility.

13,216 SF / 1.61 ACRES

$1,800,000

Entire building and site offered together.

GENESEE COMMERCIAL GROUP | WILLIAM NETWAL 720.476.5228 | JAMIE MACBETH 720.476.5229

Property overview

A single owner-user offering comprising a 13,216 SF two-story office building with contiguous undeveloped land on a 1.61-acre site.

COMBINED ASK
$1,800,000

OFFICE BUILDING
13,216 SF

COMBINED LAND AREA
1.61 ACRES

THE BUILDING

Two-story office configuration with flexible interior space and professional-office finishes.

THE LOCATION

Located near West 6th Avenue and Union Boulevard, with RTD Light Rail, St. Anthony Hospital, the Denver Federal Center, restaurants and retail services nearby.

OFFERING DETAILS

ASKING PRICE $1,800,000 for the complete property

BUILDING 13,216 SF, two stories

TOTAL SITE 1.61 acres / 69,995 SF

PARKING 46 spaces; lot in excellent condition

AVAILABILITY 100% available for owner/user 1/1/2027

YEAR BUILT 1978

ZONING M-E-U | Mixed Use Employment Urban

The combined property offers an owner-user the opportunity to occupy an established office building with contiguous land for long-term planning, subject to applicable approvals.

Asking price is for the entire property. Equivalent to approximately $136.20 per building SF, inclusive of the land; this is not a separate land or building valuation.

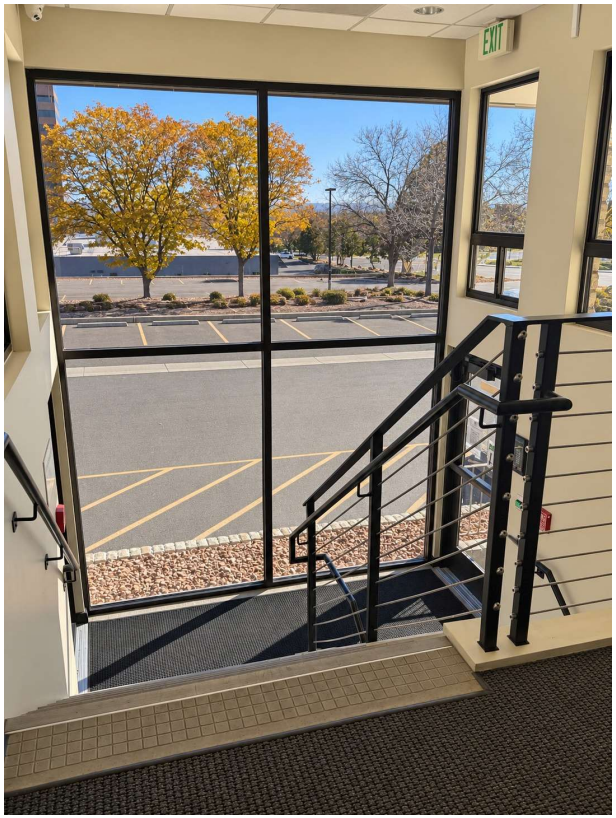
Property photography

PROPERTY PHOTOGRAPHY / BUILDING EXTERIOR & INTERIOR



MAIN ENTRANCE & EXTERIOR DETAIL

Street-facing entry, masonry finishes and architectural glazing.



INTERIOR STAIRWELL

Glazed entry and stair connection between levels.

Property photographs supplied for this offering. Buyers should inspect existing conditions and finishes.

Location & access

Conveniently positioned in Lakewood's established West Denver office corridor.



WEST DENVER / LAKEWOOD

The property benefits from convenient connections to regional transportation corridors and proximity to institutional and business amenities.

TRANSPORTATION

Convenient to West 6th Avenue, Union Boulevard and RTD Light Rail.

AREA DESTINATIONS

St. Anthony Hospital and the Denver Federal Center.

NEARBY AMENITIES

Restaurant, retail and everyday services close to the property.

ADDRESS 12157 W. CEDAR DRIVE | LAKEWOOD, CO 80228

Red outline depicts the combined offering for orientation only; the ALTA survey and current title documents govern actual boundaries.

Combined site overview

The $1,800,000 offering encompasses the existing office improvements and contiguous undeveloped land as one integrated ±1.61-acre property.



TOTAL COMBINED SITE

1.61 ACRES / 69,995 SF

Approximate site area for the current offering.

EXISTING IMPROVEMENTS

13,216 SF office building, two stories.

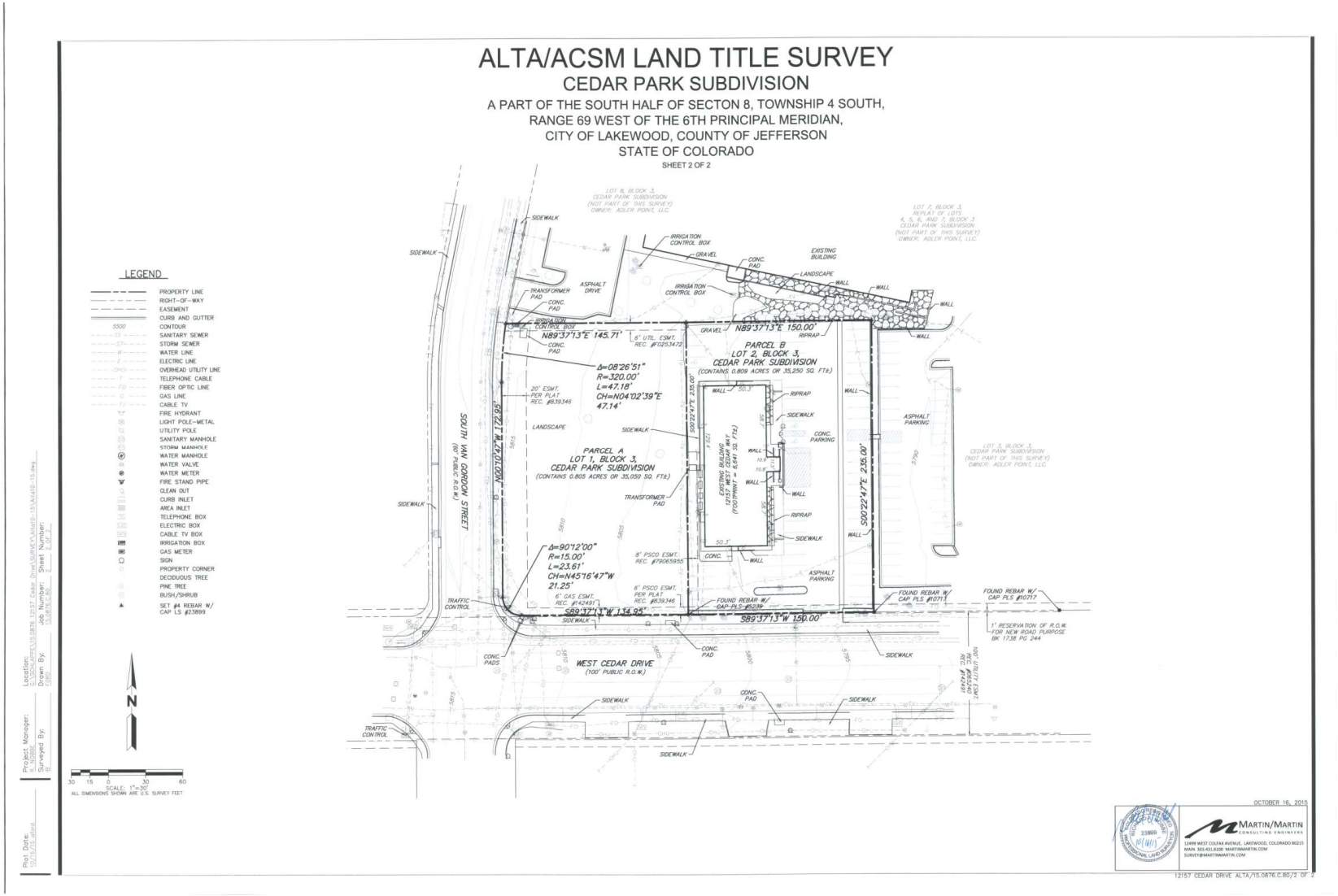
UNDEVELOPED PORTION

Approximately 0.798 acre of undeveloped land within the property.

Current offering figures: 1.61 acres / 69,995 SF total; 0.798 acre undeveloped. Site areas differ from the October 2015 ALTA survey and should be reconciled with current title and survey before final distribution.

ALTA survey

October 2015 ALTA/ACSM Land Title Survey / Entire combined site shown



Survey reproduced for reference. Prospective purchasers should review the original document at full resolution and independently verify boundaries, easements, legal descriptions, site measurements and current conditions.

Owner-user opportunity

A two-story office building with contiguous land and the potential for future operational flexibility — offered as one property.

A PLACE FOR HEADQUARTERS

A prospective owner-occupant can establish its headquarters within an existing professional office setting, with the ability to plan for changing space requirements.

SPACE TO PLAN AHEAD

The two-level configuration provides opportunities for efficient separation of functions between departments and floors.

TWO-STORY CONFIGURATION

The 13,216 SF building is configured over two floors, with 100% of the building available for owner-user occupancy beginning January 1, 2027.

ROOM TO ADAPT

The undeveloped portion of the combined site offers the ability to evaluate future improvements or additional uses, subject to zoning, engineering, access and permits.

POTENTIAL BUYER PROFILES

Professional services / healthcare and therapy-related offices / nonprofit organizations / engineering and consulting / education and training / corporate headquarters

Potential uses are illustrative and remain subject to applicable zoning and approvals.

Site flexibility & growth

One purchase provides ownership of both the existing office improvements and additional contiguous land for long-term planning.

INTEGRATED SITE ADVANTAGE

Building and land are marketed exclusively as a combined property.

POTENTIAL LONG-TERM USES

Future expansion of the business footprint

Reconfiguration of parking or site circulation

Additional improvements or long-term open-space retention

PURCHASER EVALUATION

The property's potential lies in combining a functional existing building with land control for future needs.

Any contemplated improvements must be evaluated against applicable zoning, lot coverage, access, utilities, easements, drainage and municipal approvals.

No specific development entitlement or additional building capacity is represented.

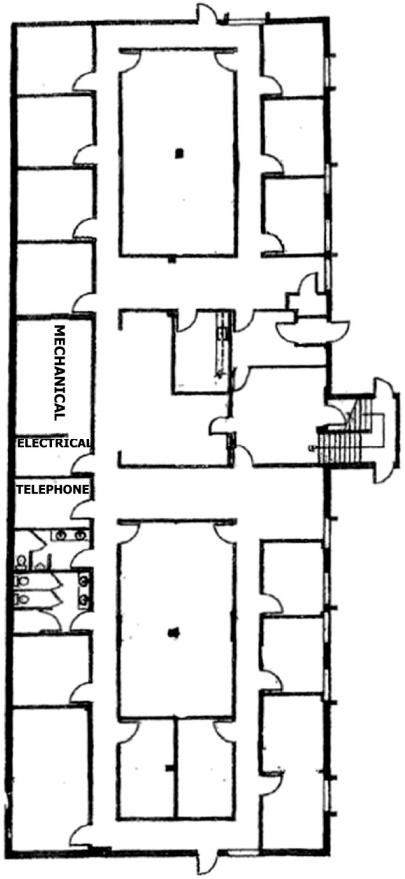
DEVELOPMENT & SITE QUALIFICATIONS

Future uses shown are illustrative only. Buyers should investigate the combined property as a whole, including current physical conditions, title exceptions, zoning, development capacity and site limitations.

Existing Floor Plans

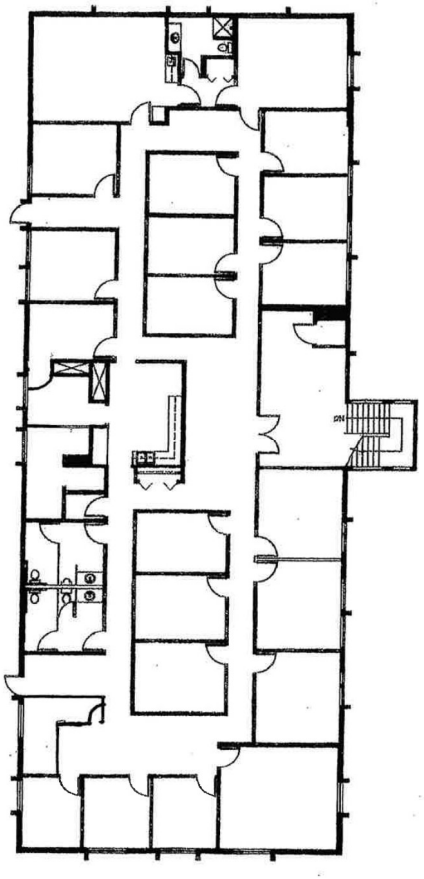
Existing first- and second-floor plans are presented together for owner-user space planning.

FIRST FLOOR



Existing first-floor layout

SECOND FLOOR



Existing second-floor layout

Existing floor plans are supplied for reference only. Layouts and areas should be independently verified; not for construction or measurement certification.

Our team

Genesee Commercial Group / Local market knowledge and transaction experience





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GENESEE COMMERCIAL GROUP

Founded in 1980 and headquartered in Lakewood, Colorado, Genesee Commercial Group provides commercial real estate brokerage and advisory services to owners, investors, tenants and corporate occupants.

The firm combines local market insight, detailed property analysis and individualized negotiation strategies to support clients' real estate and business objectives.

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Contact & disclaimer

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CONFIDENTIALITY AND INFORMATION QUALIFICATIONS

This preliminary Offering Memorandum (the "Memorandum") has been prepared by Genesee Commercial Group, LLC ("Broker") solely to assist prospective purchasers in evaluating the real estate generally known as 12157 W. Cedar Drive, Lakewood, Colorado, together with the adjacent parcel contemplated as part of the combined offering (collectively, the "Property"). It is furnished for discussion purposes only and is not an offer or agreement to sell. Asking price and other terms may change or be withdrawn without notice.

These materials may be historical, incomplete or unverified. Broker and Seller make no representation or warranty, express or implied, regarding accuracy, completeness, square footage, parcel areas, boundaries, title, zoning, environmental condition, physical condition, systems, operating expenses, occupancy, possession, suitability for a particular use or development feasibility.

Each prospective purchaser must conduct its own independent investigation and rely on its own inspections, consultants, counsel, surveys, title review, financial analysis and governmental inquiries. Potential use of the adjacent land, including expansion, parking or construction, is subject to zoning, easements, access, utilities, applicable law and approvals. Purchasers should confirm the January 1, 2027 possession date in the purchase agreement. Illustrative photographs, aerials and plans are not surveys or representations of current conditions.

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PRELIMINARY VERIFICATION / Reconcile site-area figures with current title/survey and independently confirm permitted uses and building systems before final distribution.