

BROOKSIDE

PROFESSIONAL CENTER

8853–8859 FOX DRIVE THORNTON, CO 80260

INVESTMENTS SNAPSHOT

ASKING PRICE
~~$2,195,000~~
PRICE REDUCED!!
$1,995,000



$113,710



SELLER FINANCING
AVAILABLE

*Seller financing may be available to qualified buyers.
Terms subject to negotiation.*



AVAILABLE SPACE
3,167 SF



PARKING RATIO
3.45/1,000 SF

WHY INVESTORS SHOULD LOOK



OCCUPANCY
APPROX 81%



LEASE-UP
OPPORTUNITY



WELL-MAINTAINED
BUILDING



EXCELLENT
CURB APPEAL



IDEAL FOR PRIVATE
INVESTORS &
1031 BUYERS

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INVESTMENT OPPORTUNITY

Brookside Professional Center combines stable in-place income with approximately **3,167 SF** of lease-up opportunity, allowing investors to increase cash flow while acquiring a well-maintained office asset in the growing North Metro Denver corridor.



IMMEDIATE CASH FLOW
with lease-up upside

PROPERTY HIGHLIGHTS

- 16,510 SF multi-tenant office investment
- Approximately 81% occupied
- 3,167 SF of available space
- Recent common area improvements
- Monument signage available
- Flexible office configurations
- Attractive tenant mix
- Excellent North Metro location
- Ample parking (3.45/1,000 SF)

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MARKET OVERVIEW

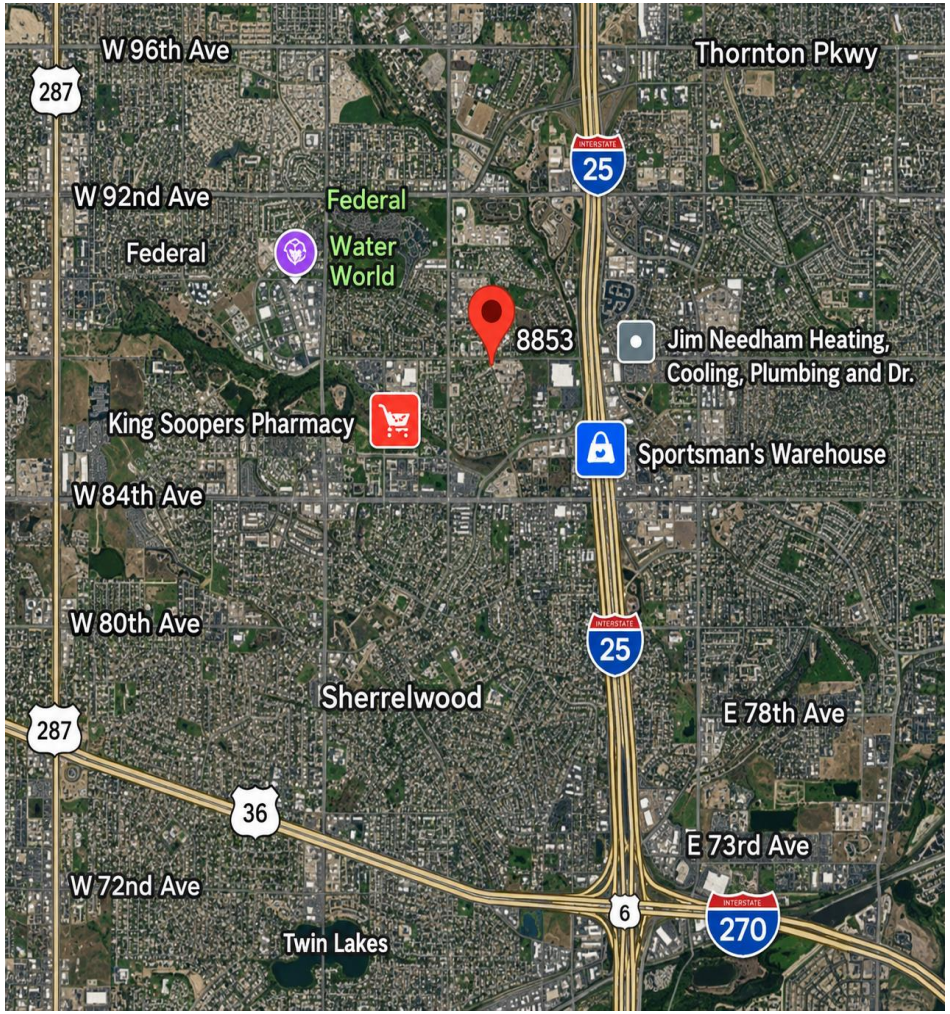
Denver office market is in the early stages of recovery.

New office construction remains limited.

Investor activity has increased, led by private capital.

Northwest Denver is a well-established submarket with excellent access and amenities.

LOCATION ADVANTAGE



I-25 2 Minutes

36 3 Minutes

Downtown Denver
15 Minutes

Downtown Westminster
5 Minutes

Denver Int'l Airport (DIA)
25 Minutes

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STRONG DEMOGRAPHICS (WITHIN 5 MILES)



326,548
POPULATION



118,737
HOUSEHOLDS



$108,827
AVERAGE
HOUSEHOLD INCOME



13,811
BUSINESSES



124,030
EMPLOYEES

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INTERIOR PHOTOS







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