

7926 SOUTH PLATTE CANYON ROAD

Littleton, CO 80128



Marcus & Millichap
THE KRAMER GROUP

NON - E N D O R S E M E N T & D I S C L A I M E R N O T I C E

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved.

NON - E N D O R S E M E N T N O T I C E

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. **ACTIVITY ID: ZAE0050366**

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com



BROKER OF RECORD

ADAM LEWIS

(303) 328-2000

adam.lewis@marcusmillichap.com

License: ER 100091205

PROPERTY INFORMATION INVESTMENT HIGHLIGHTS

List Price

\$5,950,000

7926 S. Platte Canyon Road | Littleton, CO

Square Feet

31,200 SF

Lot Size

2.76 Acres

Year Built/Renovated

1981/2017

Zoning

PD-C



The Kramer Group of Marcus & Millichap is pleased to present 7926 South Platte Canyon Rd in Littleton, Colorado.

This is one of the best single tenant buildings to come available in the South Denver market in years. Fully remodeled in 2017 with every conceivable amenity possible, this is an opportunity that does not come along very often.

Located Near South Santa Fe Drive and C-470 in Jefferson County.

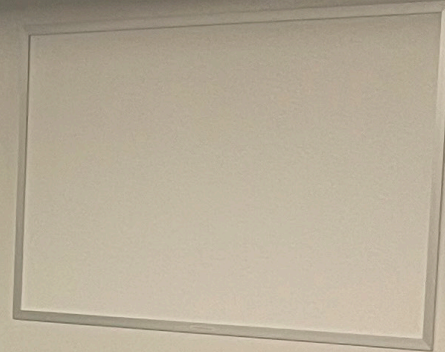
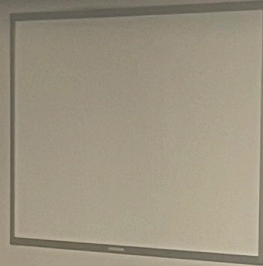
Ideal for a Tech or Defense Company, Church or Religious Group, Event Center.

Located in Incorporated Littleton, Zoning is PD-C.

-
- 31,200 Square Feet
 - 2 Parcels Totaling 2.76 Acres
 - Located Right on The South Platte Reservoir
 - Charging Station
 - Elevator
 - LED Lighting Throughout
 - Fully Remodeled in 2017
 - Fitness Room with Showers
 - Training Room
 - Amazing Kitchen
 - 2 Large Conference Rooms
 - Multiple Breakrooms
 - Game Room
 - Located Near Sterling Ranch



- Chatham Values
- Act with Honesty & Integrity
 - Respect Each Individual
 - Do Excellent Work
 - Work Together
 - Build Long-Term Relationships



PROPERTY INFORMATION *PARCEL MAP*

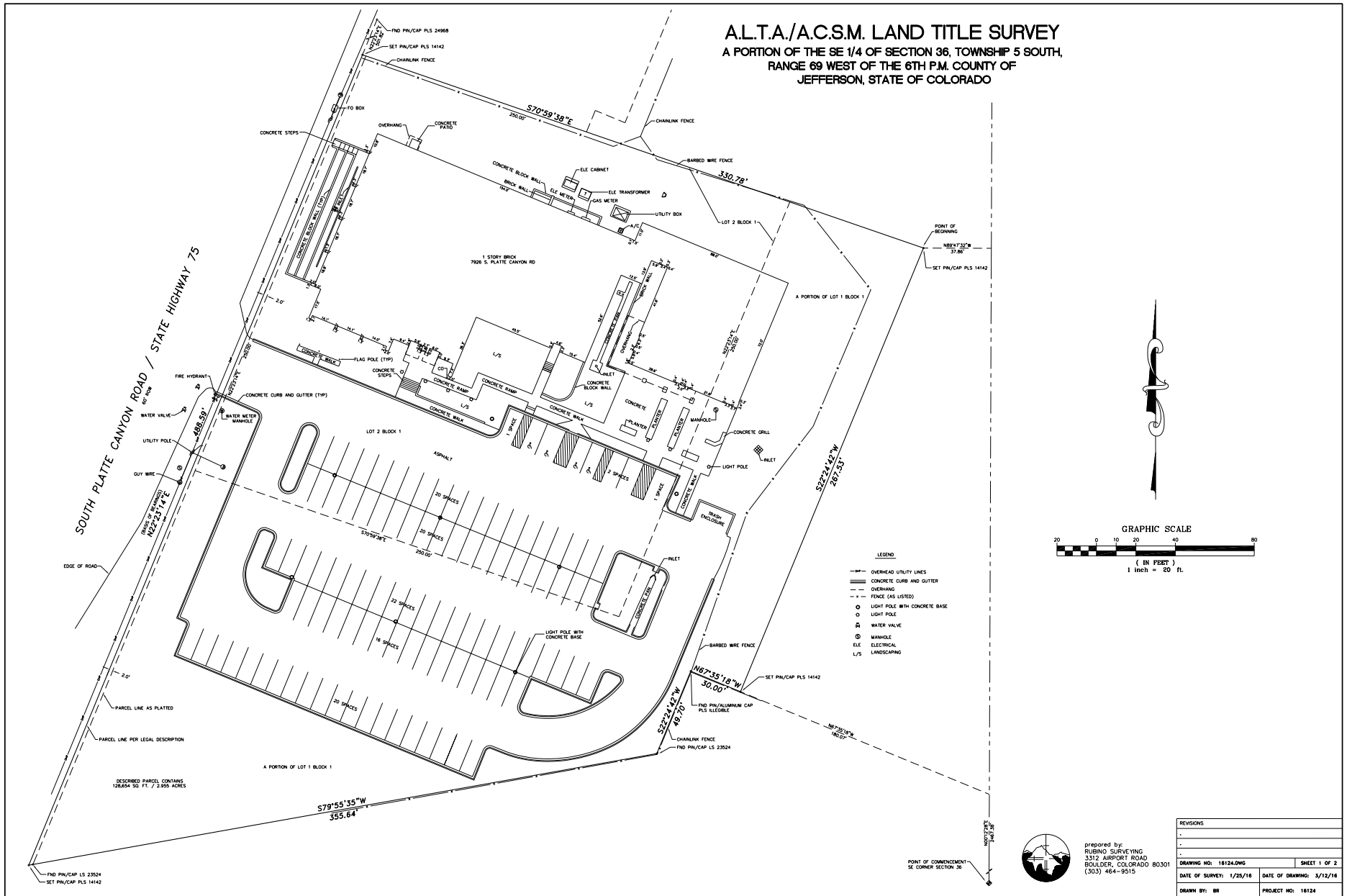


REGIONAL MAP PROPERTY INFORMATION



PROPERTY INFORMATION ALTA SURVEY

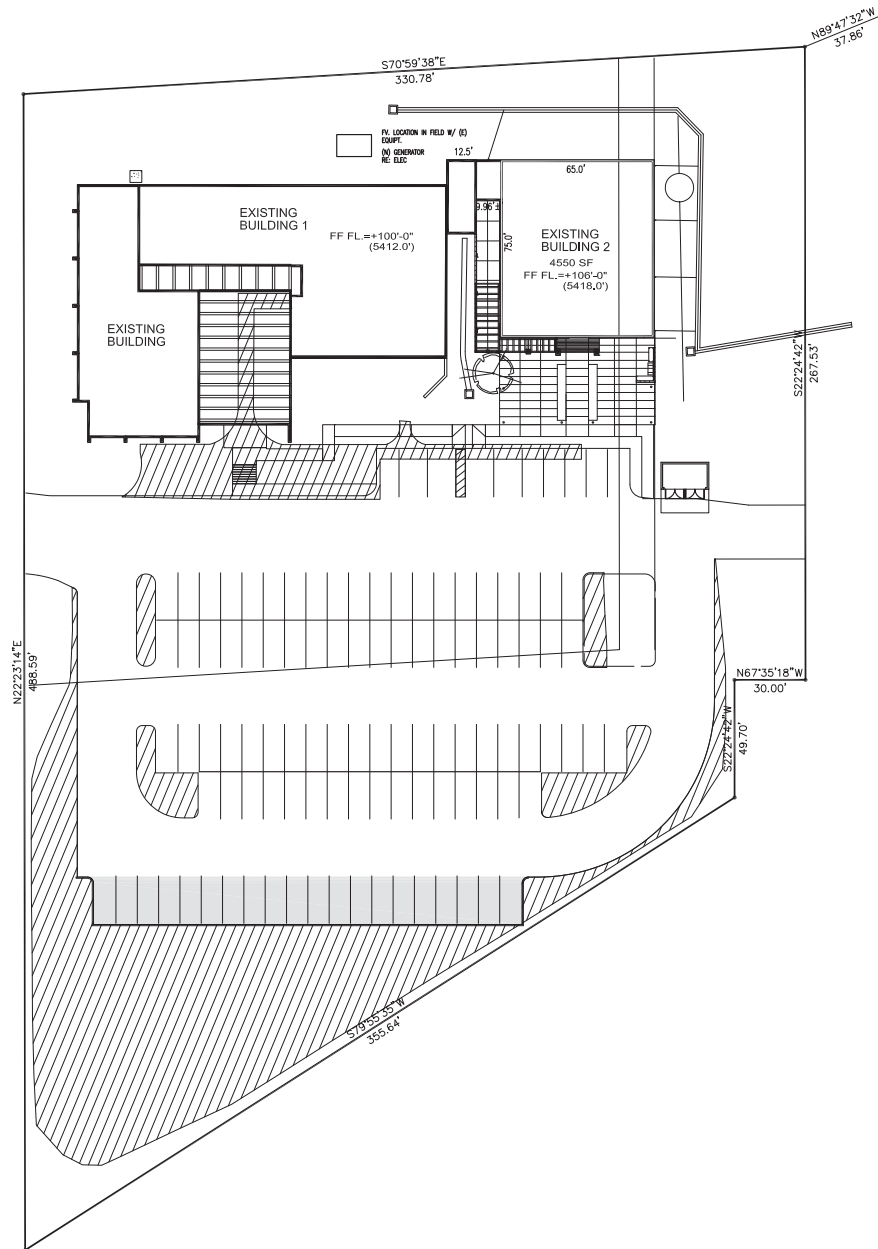
A.L.T.A./A.C.S.M. LAND TITLE SURVEY
 A PORTION OF THE SE 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH,
 RANGE 69 WEST OF THE 6TH P.M. COUNTY OF
 JEFFERSON, STATE OF COLORADO



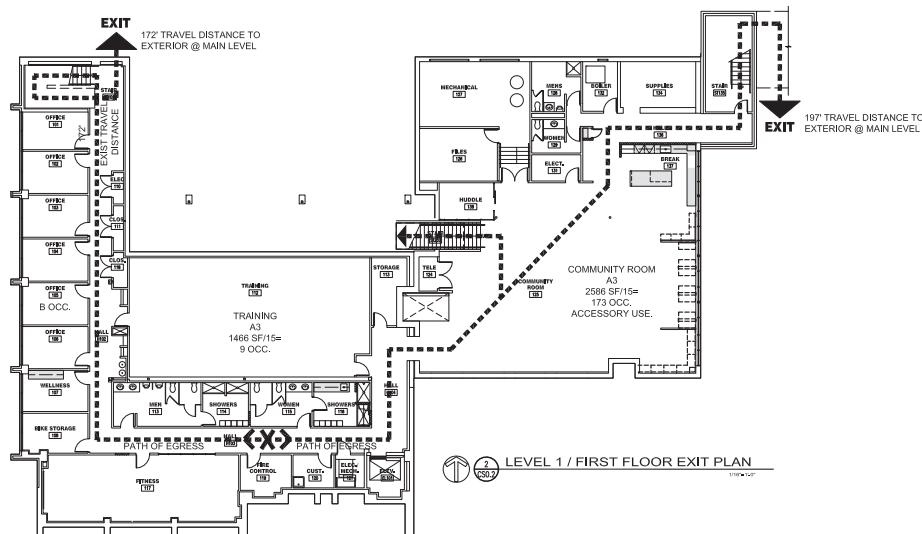
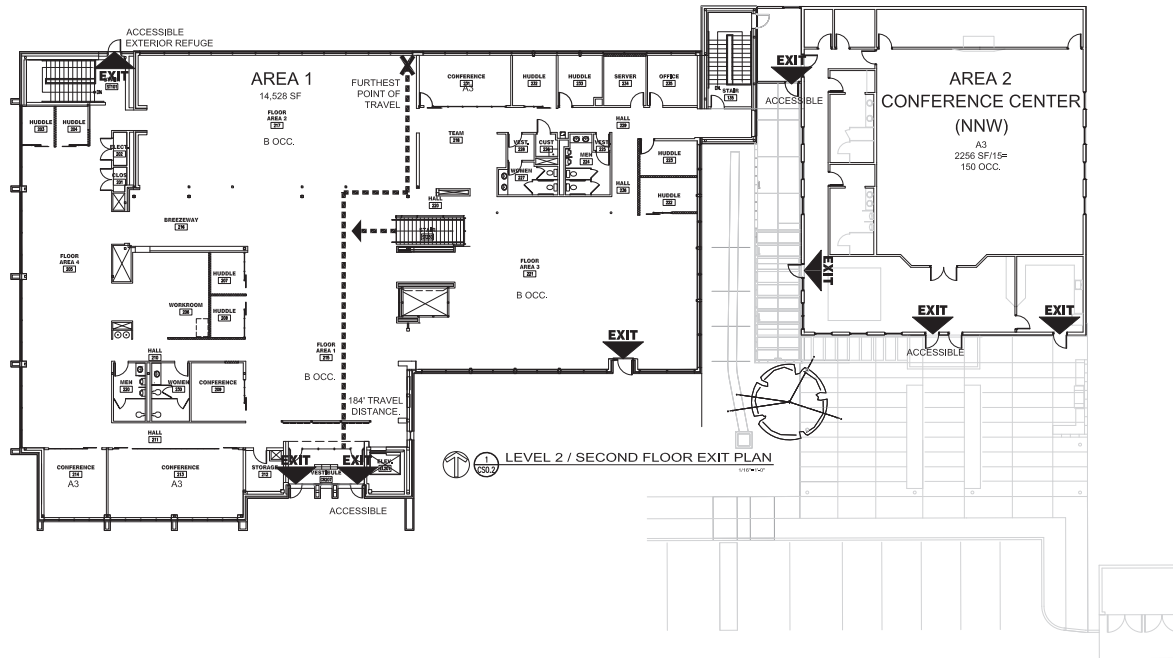
PROPERTY INFORMATION



PROPERTY INFORMATION *SITE PLAN*



FLOOR PLANS PROPERTY INFORMATION







PROPERTY INFORMATION AMENITIES



AMENITIES PROPERTY INFORMATION







DISCLOSURE

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

7926 S Platte Canyon Rd. Littleton, CO 801028

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

- Customer.** Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.
- Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.
- Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via Attachment to emailed Offering Memorandum and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.


Broker



EXCLUSIVELY LISTED BY

CHADD NELSON

Senior Associate | Denver

Direct: (720) 979-9815 // Office: (303) 328-2056

chadd.nelson@marcusmillichap.com

License: CO FA100073491

BRANDON KRAMER

First Vice President Investments | Denver

Direct: (303) 328-2020 // Office: (303) 328-2000

brandon.kramer@marcusmillichap.com

License: CO FA100045203

Marcus & Millichap
THE KRAMER GROUP