

Brookside PROFESSIONAL CENTER

8853-8859 FOX DRIVE

ECPAC	BEINCHENBERG LLC
Grassroots/Chia Consultants, LLC	Acting Up LLC
Boujee	John Perry Cargue Insurance
Mesa's LLC	Zach Van Peltner Insurance LLC
Concepcion Office Solutions	Muse Studio
	PINK STUDIO

BROOKSIDE

PROFESSIONAL CENTER
8853-8859 FOX DRIVE THORNTON, CO 80260

Justin Rayburn

JRayburn@FountainheadCommercial.com

303.249.3730



FOUNTAINHEAD
COMMERCIAL

EXECUTIVE SUMMARY

Brookside Professional Center presents an opportunity to acquire a well-maintained, multi-tenant office investment in the growing North Metro Denver corridor. The property combines stable in-place income with meaningful lease-up potential, offering investors immediate cash flow and the opportunity to increase future returns through occupancy gains.

OFFERING SUMMARY

Sale Price	\$2,195,000 PRICE REDUCED!! \$1,995,000
Building Size	16,510 RSF
Occupancy	Approximately 81%
Current NOI	\$113,710
Available Space	3,167 RSF
Average In-Place Rent	\$17.91 / SF Full Service
Parking Ratio	3.45 / 1,000 SF
Year Built	1982
Zoning	PUD
Market	North Metro Denver



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INVESTMENT HIGHLIGHTS

-  Stable in-place cash flow
-  Lease-up opportunity with approximately 3,167 RSF available
-  Well-maintained multi-tenant office investment
-  Recent common area and exterior improvements
-  Average in-place rents approximately \$17.91 / SF Full Service
-  Attractive North Metro Denver location
-  Close proximity to I-25 and Highway 36
-  Monument signage
-  Strong demographics and employment base
-  Ideal for private investors and 1031 exchange buyers

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PROPERTY OVERVIEW

Address	8853–8859 Fox Drive, Thornton, CO 80260
Building Size	16,510 RSF
Year Built	1982
Lot Size	1.88 Acres
Parking Ratio	3.45 / 1,000 SF
Zoning	PUD
Construction	Brick and Frame
HVAC	Rooftop Units
Elevator	Yes
Sprinklered	Yes
Ownership	Fee Simple



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INVESTMENT OPPORTUNITY

With approximately 90% occupancy and a history of strong leasing demand, Brookside Professional Center provides investors with immediate cash flow and the ability to increase future income through lease-up of the available space.



IMMEDIATE CASH FLOW

The property is approximately 81% occupied with a diverse tenant mix and established in-place income.



LEASE-UP UPSIDE

3,167 RSF of available space provides an opportunity to increase occupancy and drive additional NOI.



STRONG MARKET FUNDAMENTALS

North Metro Denver benefits from limited new office construction, a growing population, and a diverse employment base.



LONG-TERM VALUE CREATION

Well-maintained assets in desirable locations continue to attract tenants and support long-term value appreciation.

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DENVER & NORTHWEST DENVER MARKET OVERVIEW

The Denver office market is in the early stages of recovery, with improving fundamental trends.

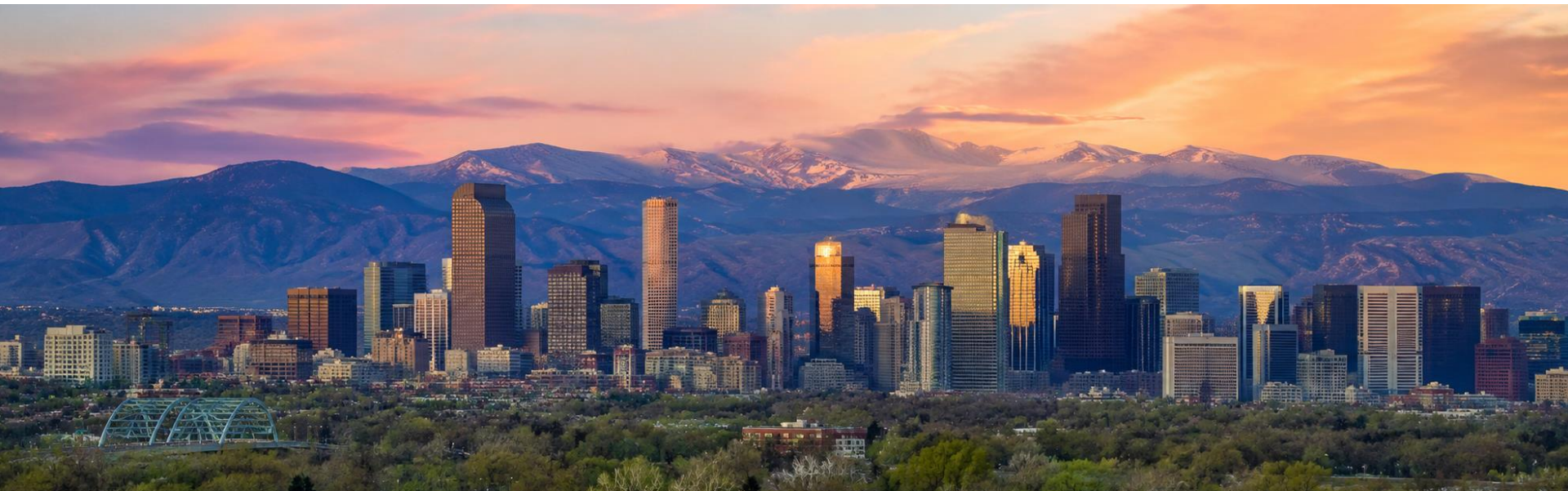
Office leasing activity has increased from recent lows.

New office construction remains limited.

Effective rents have stabilized in most submarkets.

Investor activity has increased, led by private capital.

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



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LEASE SUMMARY

SUMMARY

Building Size	16,510 RSF
Occupancy	Approximately 81%
Available Space	3,167 RSF
Average In-Place Rent	\$17.91 / SF Full Service
Number of Tenants	Multiple
WALT (Years)	Approx. 2.3
Lease Type	Mostly Full Service
Rent Escalations	Varies by Tenant



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LOCATION & DEMOGRAPHICS



STRONG POPULATION
BASE



HIGHER THAN AVERAGE
INCOME



DIVERSE EMPLOYMENT
BASE



EXCELLENT ACCESS
& AMENITIES

2023 Demographics	2-Mile	5-Mile	10-Mile
Population	83,756	317,797	1,070,191
Households	29,213	114,624	437,038
Average Household Income	\$74,116	\$88,614	\$106,777
Businesses	2,656	11,244	52,924
Employees	28,876	151,421	493,326
Daytime Population	72,156	269,410	917,315

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COMPARABLE SALES

Property	Location	Sale Date	RSF	Sale Price	Price/SF	Cap Rate
Westglen Office Bldg.	Westminster, CO	Mar 2024	15,246	\$2,050,000	\$134.43	7.1%
Sheridan Tech Center	Westminster, CO	Jan 2024	20,234	\$2,750,000	\$135.94	7.3%
Wadsworth Office Center	Westminster, CO	Dec 2023	12,400	\$1,575,000	\$127.02	7.0%
121st & Pecos Office	Westminster, CO	Nov 2023	18,103	\$2,350,000	\$129.81	7.4%

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PROPERTY PHOTOS



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INTERIOR PHOTOS



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