



OFFICE/WAREHOUSE - IDEAL SMALL BUSINESS LOCATION



9337 Commerce Center St, Highlands Ranch, CO

- IDEAL LOCATION SANTA FE & C-470
- GREAT LOCATION IN HIGHLANDS RANCH
- BUILD OUT TENANT SPACE COMPLETE
- SIGNAGE TO SANTA FE
- GREAT FLEX SPACE FOR A VARIETY OF USERS

HIGHLANDS RANCH - SUITES C2 & C4

~~Was \$1,090,000~~

Financial Analysis	
Purchase Price C2,C4	\$800,000
Down Payment	\$240,000
Price/Foot C2/C4	\$125/sf & \$100/sf
Cash-on-Cash Return	9%
Annual Debt Service	\$42,000
Interest Rate	7%
Size C2/C4	4,004sf/3,000sf
Lease Term	TBD
Lease Type	Triple Net
Lease Commencement	2010
Term Remaining	TBD
Rent Increases	See chart (on back)



Highlands Ranch features two office/warehouse units totaling 5,760 sf. Invest in each unit separately or together. Units C2 & C4 can be sold together or separate.

**Excellent Cash Flow • Stable Long-Term Tenant •
No Maintenance Fee • Capital Appreciation!**

Developed by:





INVESTMENT OPPORTUNITY

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Unit C2 (44' x 65') - 4,004 sf flex space, divisible. C2-A provides 2,310 sf including full office buildout new phone system and reception area, five offices, kitchen & restroom, plus 800 sf mezzanine space providing area for up to 4 work stations and conference room. C2-B is 1,694 sf with 264 sf mezzanine storage space, 14' drive-in door.



Unit C4 (30' x 100') - open warehouses, 20' drive-in door.

Annual Operating Information:

	Rent C2	Rent C4	Total Rent*	ROI
Year 1	\$50,050	\$22,500	\$72,550	9%
Year 2	\$51,551	\$23,175	\$74,276	9%
Year 3	\$53,098	\$23,870	\$76,968	10%

*Sample rents for C2 are based on \$12.50/sf which is a comparable rate for Highlands Ranch office/flex space.

*Sample rents for C4 are based on \$7.50/sf which is a comparable rate for Highlands Ranch warehouse space.

Exclusively Marketed by

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BRC Real Estate is a full-service real estate firm located in Highlands Ranch and serves all of Colorado. We specialize in commercial sales and leasing, residential sales, single family property management, association management, and apartment rentals and management. Our goal is to provide clients with the right tools to make intelligent decisions about their real estate needs. Our team of highly-skilled professionals operates with superior customer service and provides valuable market information in a constantly changing industry.

BRC builds relationships by being easily accessible, driven and going "above-and-beyond" to provide quality customer care. Our unique approach to making our customers #1 has allowed us to stand out from the rest and strike innovative deal structures at any moment.