

USER OFFICE BUILDING FOR SALE

6601 S. University Blvd.
Centennial CO 80121

COMMERCIAL OFFICE BUILDING



Price: \$990,000 (\$164.45/GSF)
Building Size: 6,020/GSF
Lot Size: 25,000/SF
County: Arapahoe
Zoning: AC (Activity Center)
Taxes: \$16,431.86 2019 due 2020
Age: 1971
Parking: 30 spaces per Google
Roof: Age unknown
HVAC: 4 Units Ages: 2-2005, 1-2007, 1-2017
Elevator: None
Stories: Two

- 5 existing small tenants, all leases expire April 1, 2021 and can possibly be terminated early.
- Solar system included



SHELDON • GOLD REALTY INC.
commercial real estate services

Eric J. Gold, President and George Moseley, Broker Associate

Office: 303.741.2500

Cell: Eric: 303.564.8500 George: 303.204.3581

9025 E. Kenyon Ave., Suite 100, Denver, CO 80237

egold@sg-realty.com

gmoseley@sg-realty.com

www.sg-realty.com

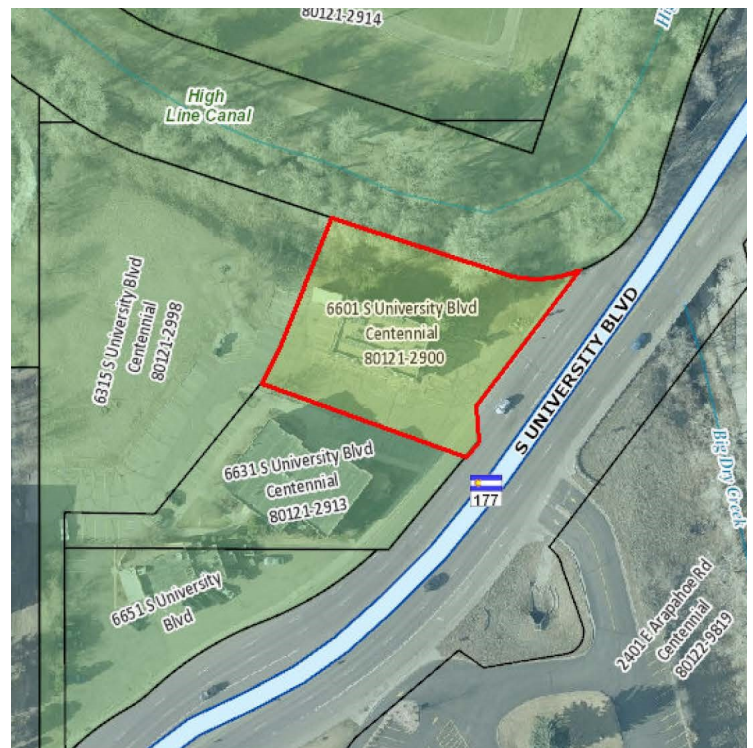


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OFFICE BUILDING FOR SALE

6601 S. University Blvd., Centennial CO 80121

- 6601 S University Blvd is a two story single-user office building adjacent to Big Dry Creek, the Highline Canal, deKoevend Park, and the Goodson Recreation Center in Centennial. Access & visibility off University Boulevard is excellent. The building is 6,020 gross and useable square feet and has been well-maintained by the three law firms who occupy and own the property. The office building is laid out as a large law office with 20 private offices on windows and open areas for cubes in the middle of each floor. There are two restrooms and waiting/reception areas on each floor.
- The property is a ten minute walk from the Streets at Southglenn – a regional mall of 1.1 million square feet hosting national retailers such as H & M, Z Gallerie, Sur La Table, Macy's, Old Navy, and many others. It also hosts 23 restaurants including Bad Daddy's Burger Bar, Modern Market, Noodles & Company, and Snooze, an AM Eatery.
- The property would make a great home for any professional service firm seeking an easy-to-find location that is adjacent to recreation and retail amenities.



OFFICE OWNERSHIP ANALYSIS
 Price \$ 990,000.00

FOR: 6601 S University Blvd.
 Centennial CO

Total Square Footage
 6,020

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 891,000.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 4,703.03
Annual Debt Service	\$ 56,436.31
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$500,000
 Current County Improvement Appraised Value \$490,000
 Ratio of Improvement Value 0.98

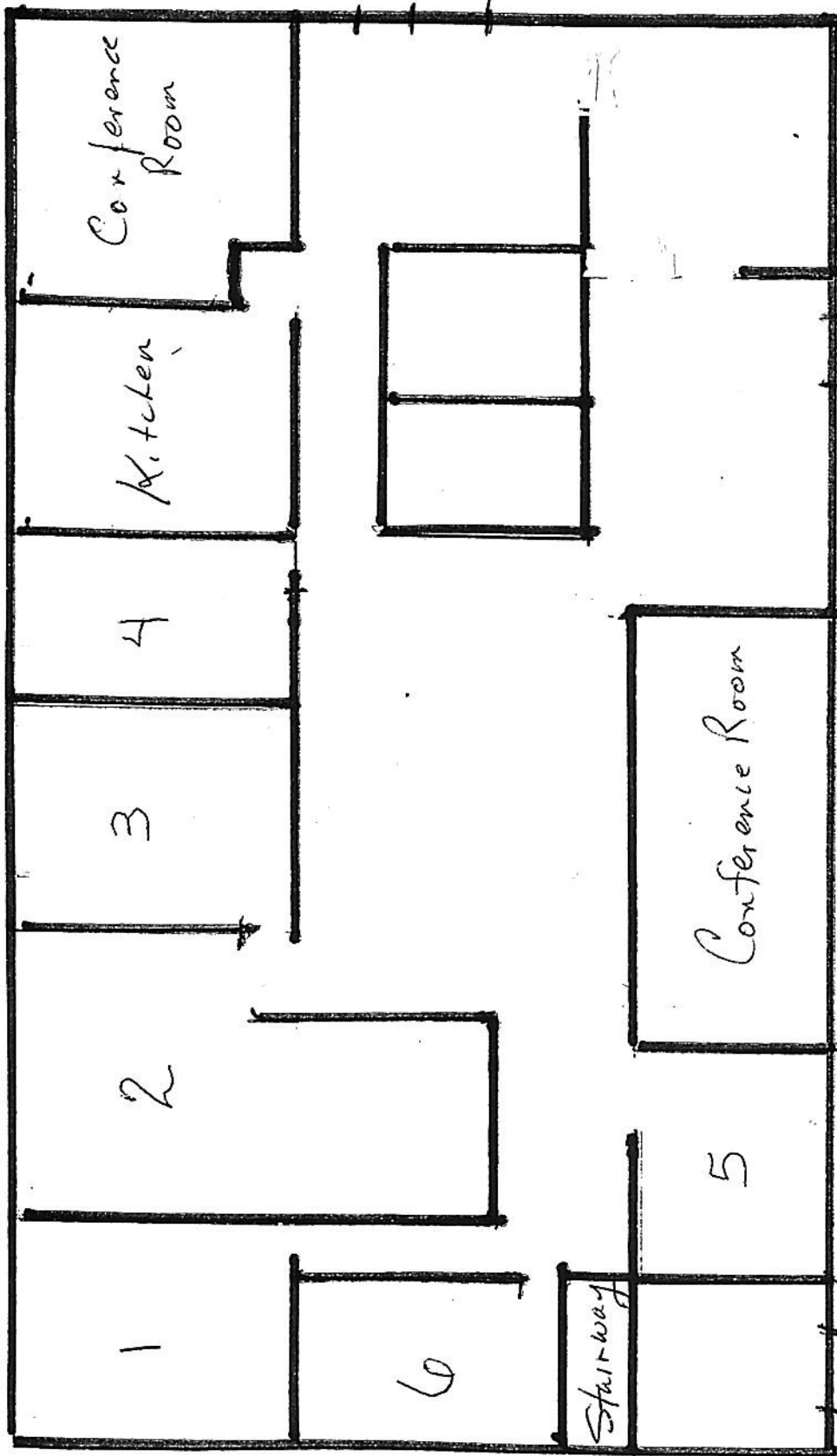
Annual Cost				
P&I	\$	56,436.31		
Insurance	\$	2,513.00	\$0.42 (sf/year Estimate)	
Taxes	\$	16,431.86	\$2.73 (sf/year Estimate)	
Janitorial	\$	5,700.00	\$0.95 (sf/year Estimate)	
Utilities	\$	6,749.37	\$1.12 (sf/year Estimate)	
Repairs & Maint.	\$	8,869.02	\$1.47 (sf/year Estimate)	
Snow Removal	\$	-	\$0.00 (sf/year Estimate)	Has been provided for free from S. Suburban Parks & Rec.
Trash Removal	\$	-	\$0.00 (sf/year Estimate)	Has been provided for free from S. Suburban Parks & Rec.
			\$6.69 (sf/year Estimate)	
Total Cash Outflow	\$	96,699.56		
Less equity build up	\$	21,181.85	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$	75,517.72		
LESS TAX SAVINGS				
Depreciation	\$	8,706.92	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$	12,339.06	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$	54,471.73	Annually	
	\$	4,539.31	Monthly	
	\$	9.05	Per Square Foot Per Year	

Disclosure: Sheldon-Gold Realty Inc is not licensed to give legal or tax advice.
 Assumptions here are for illustration purposes only and may not reflect
 your individual tax consequences.
 Please consult with your legal or tax advisors before purchasing.

**6601 S. UNIVERSITY BLVD., CETENNIAL CO RENT ROLL
EXHIBIT A**

Office Location	Tenant	Original Lease Commencement	Lease Expiration	Monthly Rent	Security Deposit
NE Corner & adjoining North side office on the second floor	Jeff Bridges For Colorado	7/31/2020	12/31/2020	\$870.00	None
NW office on the second floor	Christoper Lee Financial, LLC	7/1/2020	12/31/2020	\$550.00	None
NW corner office on the second floor	Greer Law LLC	7/1/2020	4/1/2021	\$350.00	None
2 offices and a storage room downstairs in the building	The Law Office of James C. Schumacher, LLC	7/1/2020	4/1/2021	\$1,196.00	None
Office downstairs and storage area under the back stairs in the building	Beverly N. Ballantine, Attorney at Law	7/1/2020	4/1/2021	\$700.00	None

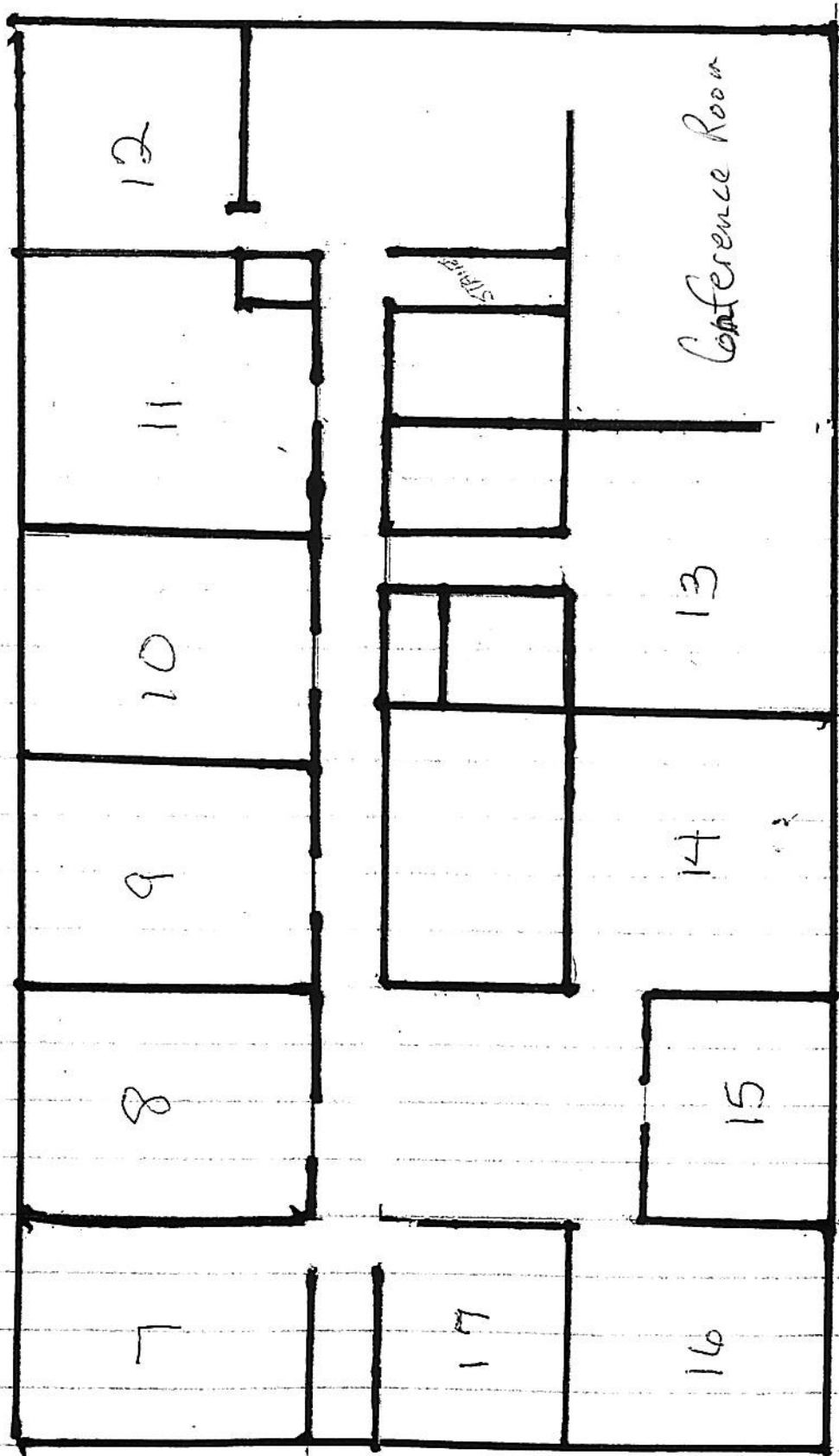
6601 S. University Blvd., Centennial CO



N
W
E

DOWNSTAIRS

6601 S. University Blvd., Centennial CO



N
E
W
S

UPSTAIRS

B P.S.C. Easement
B.2271 P.767



HIGHLINE

144.25'

CANAL

POINT OF BEGINNING
PARCEL A-2

246.00 FT

140.00'

A: 35° 17' 08\"/>

UNIVERSITY
BLVD.

PARCEL A-1
1.237 ACRES

PARCEL A-2
0.579 AC

2 STORY
BRICK BUILDING

ASPHALT
PARKING

175.00'

2 STORY
BRICK BUILDING

PARCEL B
.572 AC.

ROW & EASEMENT GRANTED TO: PUBLIC
SERVICE COMPANY OF COLORADO, 3/29/78
Book 2742, Page 513, 10' UTILITY EASMT

B P.S.C. Easement
B.2271 P.772

B P.S.C. Easement
B.2271 P.767

B P.S.C. Easement
B.2220 P.20

POINT OF BEGINNING
PARCEL B

WEST 11' LINES

117.00'

117.00'

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Entrance to
Columbia Savings

POINT OF BEGINNING
PARCEL A-1

NOTE Updated per Transamerica Title Insurance
Company Commitment No. 010350C dated 7/3/80

NOTE: UPDATED 1-22-00
LAND TITLE GUARANTEE COMPANY
COMMITMENT NO. A0111141

Reservation deed from Samuel F. Bradbury and Marzella L.
Bradbury Recorded May 17, 1973 in Book 2128 at Page 790,
reserving unto grantors, their successors or assigns, an
easement of access to grantor's small tract in the southwest
quarter of Section 24 lying north of the Highline Canal.

Well and well easement leased to Continental Oil Company as
evidenced by Deed Recorded May 17, 1973 in Book 2128 at Page
790



PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that 6601 Investment Group, a Colorado general partnership, Grantor, for and in consideration of ten dollars (\$10.00), and other good and valuble consideration, the receipt of which is hereby acknowledged, do hereby give and grant unto University Ventures, a Colorado general partnership, Grantee, its successors and assigns, a perpetual easement on, along, over and across the South 30 feet of the real property described on the Addendum attached hereto and by this reference incorporated herein and made a part hereof.

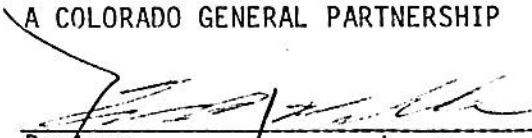
Said permanent easement shall run from University Boulevard on the East, along the South boundary of the described property, for the purpose of providing access to the property immediately to the West of the described property. Said easement shall also be for the purpose of providing ~~utilities~~ ^{WATER} to the adjacent lot, providing only that Grantee repair any damage caused by said installation of ~~utilities~~ ^{WATER}. *REPAIR any damage*
WATER REPAIR any damage
BBB


This easement is subject to easements, rights-of-way and restrictions of record. Grantor hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this easement; and that it will warrant and defend the title and quiet possession thereof against the claims of all persons whomsoever.


Permanent Easement
6601 Investment Group
University Ventures
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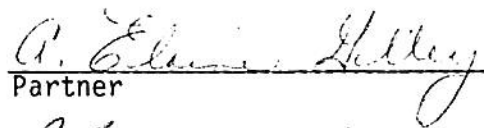
SIGNED THIS 13 DAY OF February, 1986.

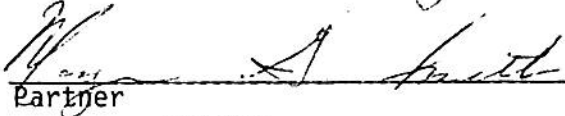
6601 INVESTMENT GROUP
A COLORADO GENERAL PARTNERSHIP



Partner

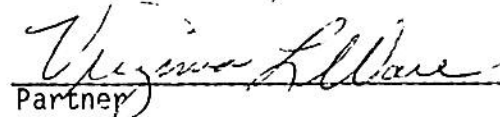

Partner


Partner


Partner


Partner


Partner


Partner

Partner

Permanent Easement
6601 Investment Group
University Ventures
Page 2 of 3

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument , Permanent Easement, was acknowledge before me
this _____ day of _____ 1986, by the following:

_____, _____
_____, _____
_____, _____
_____, _____

as partners of 6601 Investment Group, a Colorado General Partnership.

My Commission Expires:

Notary Public

ADDENDUM

Part of Lot 1, Block 1, of UNIVERSITY PLAZA, FILING NO. 1, a Subdivision filed with the Clerk and Recorder COUNTY OF ARAPAHOE, STATE OF COLORADO, more particularly described as follows:

Commencing at the Southwest corner of Lot 1, Block 1, of said Subdivision; thence Northerly along the West line of said Lot 1, Block 1, 551.17 feet, more or less, to the point of intersection with the North line of a tract conveyed to S.E. Bradbury, Book 703, Page 434; thence on an angle to the right of 90 degrees 09 minutes 30 seconds and along said North line, a distance of 24.91 feet to a point of intersection with the Southerly right of way line of the Highline Canal, thence on an angle to the right of 33 degrees 31 minutes 31 seconds and along said Southerly right of way line and along a curve to the left having a radius of 263.79 feet, a central angle of 15 degrees 49 minutes 17 seconds, an arc distance of 72.85 feet to a point of tangency; thence along said tangent and along said Southerly right of way line, a distance of 144.98 feet to the Point of Beginning; thence continuing along said tangent and along said Southerly right of way line, 148.84 feet to a point of curve; thence along said Southerly right of way line and along a curve to the left having a radius of 96.62 feet, a central angle of 33 degrees 17 minutes 08 seconds, 56.13 feet to a point on the Northwestly right of way of South University Boulevard; thence on an angle to the right of 146 degrees 13 minutes 51 seconds and along said Northwestly right of way line, 123.07 feet; thence on an angle to the left of 41 degrees 20 minutes 15 seconds and along said Northwestly right of way line, 31.40 feet; thence on an angle to the right of 37 degrees 14 minutes 00 seconds and along said Northwestly right of way line, 15.74 feet; thence on an angle to the right of 70 degrees 50 minutes 30 seconds, 172.89 feet; thence on an angle to the right of 101 degrees 11 minutes 11 seconds, 32.52 feet; thence on an angle to the left of 6 degrees 43 minutes 42 seconds, 111.48 feet to the Point of Beginning together with rights contained in Reciprocal Easement recorded June 5, 1982 in Book 3635 at Page 671.