

Atrium Place @ Denver Tech Center  
Renovated Owner-User  
Trophy Office Building

**R**  
**REQUIRED**  
PROPERTIES

**FOR SALE**

5675 DTC BLVD, Greenwood Village, CO 80111



# OWNER USER OPPORTUNITY

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**REQUIRED**  
PROPERTIES



Address	5675 DTC Blvd Greenwood Village, CO 80111
County	Arapahoe County
Price	Market
Building Size	52,437 SF
Rentable SF	46,292 SF
Land Size	1.90 AC
Year Built	1980
Year Renovated	2013/2023
Parking	53 Surface Spaces, 74 Covered Spaces
Submarket	Denver Tech Center

## HIGHLIGHTS

- Turn-key office space with Class A finishes
- Newly renovated in 2023 with extensive upgrades to all suites and common areas
- All major systems updated within last 5 years
- Located in the heart of the Denver Tech Center
- Close Access to I-25, I-225, and RTD stations
- Walking distance to restaurants and hotels
- Covered and surface parking available
- Rare corner lot with monument signage



# Rent Roll

Tenant Name	Unit	Lease Start	Lease End	Sq Ft	Annual Rent	Current Rate	Rental Increase	Annual Rent	Rental Rate	Options	Security Deposit
Humanscale	100	12/20/2013	4/31/2031	7,919	\$213,813.00	\$27.00	4/1/2025	\$217,772.50	\$27.50	1, 5-year option @ market rent	\$25,434.00
							4/1/2026	\$221,732.00	\$28.00		
							4/1/2027	\$225,691.50	\$28.50		
							4/1/2028	\$229,651.00	\$29.00		
							4/1/2029	\$233,610.50	\$29.50		
							4/1/2030	\$237,570.00	\$30.00		
The Travel Society	150	2/1/2023	7/31/2028	6,404	\$160,100.04	\$25.00	8/1/2024	\$164,903.04	\$25.75	1, 5-year option @ market rent	\$14,942.67
							8/1/2025	\$169,706.04	\$26.50		
							8/1/2026	\$174,509.04	\$27.25		
							8/1/2027	\$179,312.04	\$28.00		
Nilsine Partners	175	9/1/2021	12/31/2029	8,752	\$232,759.00	\$26.59	1/1/2025	\$231,928.00	\$26.50	1, 5-year option @ market rent	\$11,715.00
							1/1/2026	\$236,304.00	\$27.00		
							1/1/2027	\$240,680.00	\$27.50		
							1/1/2028	\$245,056.00	\$28.00		
							1/1/2029	\$249,432.00	\$28.50		
Synergy One Lending	200	12/1/2023	MTM	9,754	\$60,000.00	\$6.15					
Boesen Law	250	1/1/2024	8/31/2032	8,762	\$230,002.50	\$26.25	9/1/2025	\$234,383.50	\$26.75	1, 5-year option @ market rent	\$21,772.46
							9/1/2026	\$238,764.50	\$27.25		
							9/1/2027	\$243,145.50	\$27.75		
							9/1/2028	\$247,526.50	\$28.25		
							9/1/2029	\$251,907.50	\$28.75		
							9/1/2030	\$256,288.50	\$29.25		
							9/1/2031	\$260,669.50	\$29.75		
Vacant	275			4,701	\$0.00	\$0.00					
Total SF: 46,292      Occupied SF: 41,591 Occupancy: 89.84%      Available SF: 4,701											

As-Is		
Tenant	\$/SF	Annual Rent
Humanscale	\$27.00	\$213,813
The Travel Society	\$25.00	\$160,100
Nilsine Partners	\$26.59	\$232,759
Synergy One Lending	\$6.15	\$60,000
Boesen Law	\$26.25	\$230,003
Vacant	\$0.00	\$0
<b>Gross Rental Income</b>	<b>\$19.37</b>	<b>\$896,675</b>
Vacancy & Collection Loss (0.00%)	\$0.00	\$0
<b>Effective Rental Income</b>	<b>\$19.37</b>	<b>\$896,675</b>
<b>Expense Reimbursement</b>	<b>\$/SF</b>	<b>Annual</b>
<b>Total Expense Reimbursement</b>	<b>\$1.82</b>	<b>\$84,420</b>
<b>Gross Operating Income</b>	<b>\$21.19</b>	<b>\$981,095</b>
<b>Expenses</b>	<b>\$/SF</b>	<b>Annual</b>
Property Tax	\$3.36	\$155,541
Insurance	\$0.42	\$19,556
Utilities	\$2.28	\$105,583
Cleaning	\$1.81	\$83,846
Repairs & Maintenance	\$1.75	\$81,135
Security & Life Safety	\$0.04	\$1,753
Building Services	\$0.29	\$13,269
Grounds	\$0.82	\$38,128
Management	\$0.53	\$24,594
<b>Total Expenses</b>	<b>\$11.31</b>	<b>\$523,405</b>
<b>Net Operating Income</b>		<b>\$457,690</b>

Proforma		
Tenant	\$/SF	Annual Rent
Tenant	\$27.00	\$213,813
Tenant	\$25.00	\$160,100
Tenant	\$26.59	\$232,716
Tenant	\$25.00	\$243,850
Tenant	\$26.25	\$230,003
Tenant	\$27.00	\$126,927
<b>Gross Rental Income</b>	<b>\$26.08</b>	<b>\$1,207,408</b>
Vacancy & Collection Loss (10.00%)	\$2.61	\$120,741
<b>Effective Rental Income</b>	<b>\$23.47</b>	<b>\$1,086,667</b>
<b>Expense Reimbursement</b>	<b>\$/SF</b>	<b>Annual</b>
<b>Total Expense Reimbursement</b>	<b>\$1.82</b>	<b>\$84,420</b>
<b>Gross Operating Income</b>	<b>\$25.30</b>	<b>\$1,171,087</b>
<b>Expenses</b>	<b>\$/SF</b>	<b>Annual</b>
Property Tax	\$3.36	\$155,541
Insurance	\$0.42	\$19,556
Utilities	\$2.28	\$105,583
Cleaning	\$1.81	\$83,846
Repairs & Maintenance	\$1.75	\$81,135
Security & Life Safety	\$0.04	\$1,753
Building Services	\$0.29	\$13,269
Grounds	\$0.82	\$38,128
Management	\$0.53	\$24,594
<b>Total Expenses</b>	<b>\$11.31</b>	<b>\$523,405</b>
<b>Net Operating Income</b>		<b>\$647,683</b>



## Financial Highlights

- Tenant in unit 200 is paying below market rent of \$6.15/SF on a month-to-month lease
- Most recent lease signed in Jan 2024 at \$26.25/SF
- Lease signed in Feb 2023 at \$25.00/SF
- Projected 2024 NOI of \$457,690
- Proforma NOI with a 10% vacancy is \$647,683
- 2023 Arapahoe County Appraised Value = \$6,309,000

### Before Renovation



### After Renovation





## Suite 100



- New renovation of suite, 3/15/2024
- Current rental rate of \$27.00/SF
- Annual increases of \$0.50
- Lease expiration of April 1, 2031



## Suite 150



- New renovation of suite, 2/1/2023
- Current rental rate of \$25.00/SF
- Annual increases of \$0.75
- Lease expiration of July 31, 2028



## Suite 175

- New renovation of suite, 9/1/2021
- Current rental rate of \$26.59
- Annual increases of \$0.50
- Lease expiration of 12/31/2029





## Suite 200

- Month to Month tenant
- Pristine, plug and play suite
- All current furniture, fixtures and equipment included in sale
- \$1,000,000+ renovation completed by current owner





## Suite 250



- New renovation of suite, 1/1/2024
- Current rental rate of \$26.25
- Annual increases of \$1.00
- Lease expiration of 8/31/2032



## Suite 275



- Vacant suite in move-in ready condition
- 4,700+ SF with private conference room and private kitchen
- Recently renovated spec suite in 2020 with great natural light

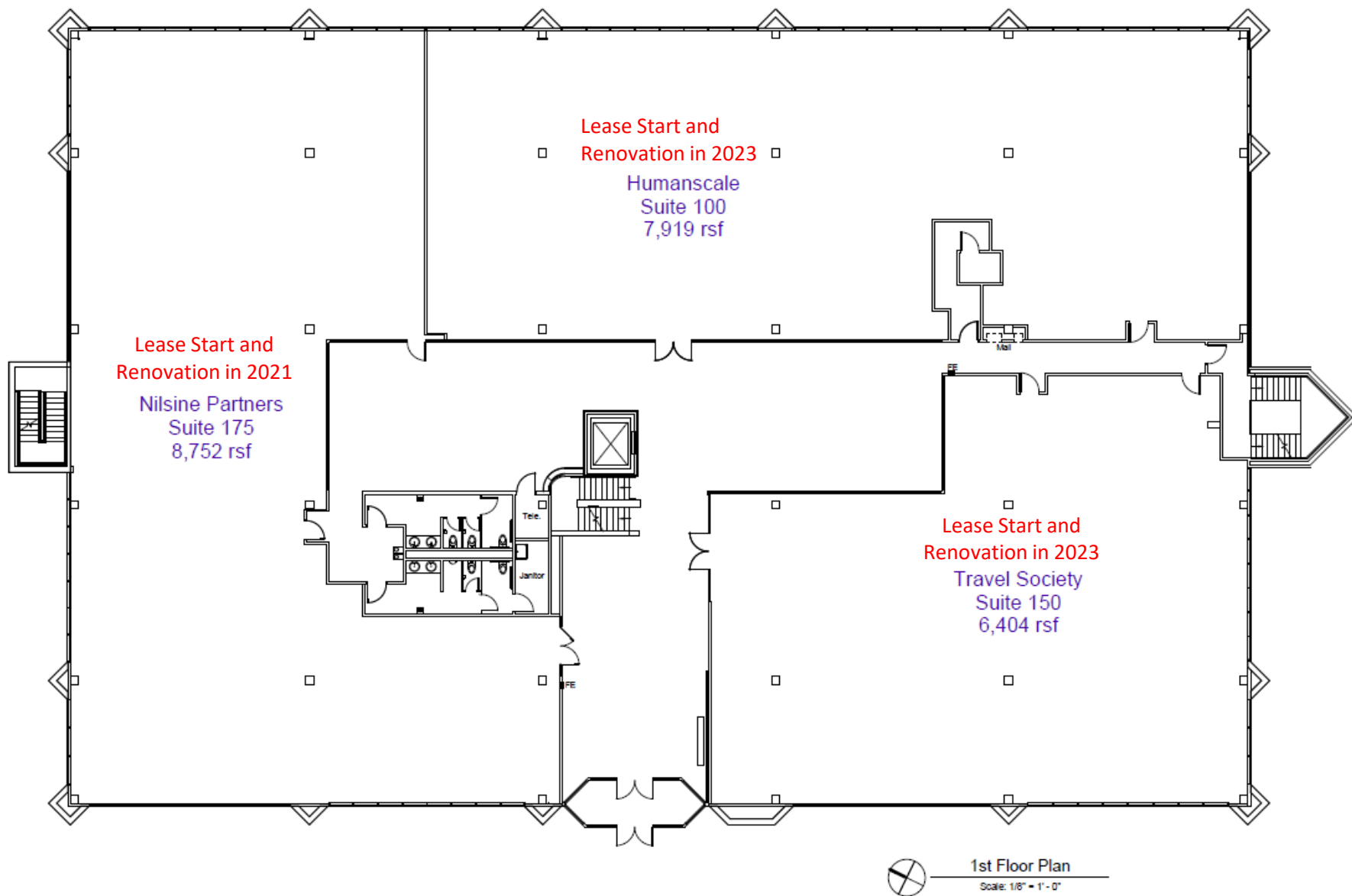




# Building Photos

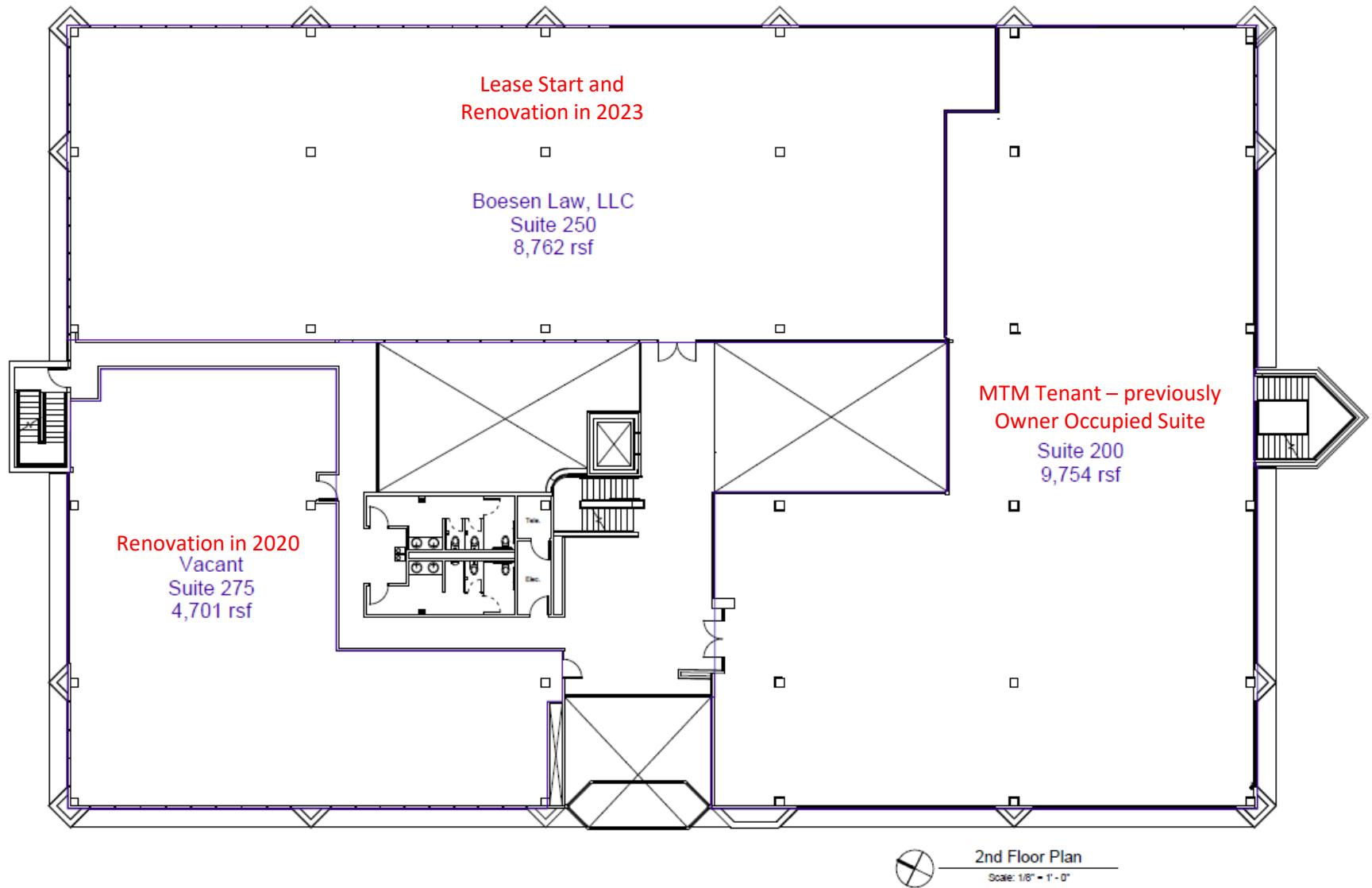


# Floor Plan – First Floor



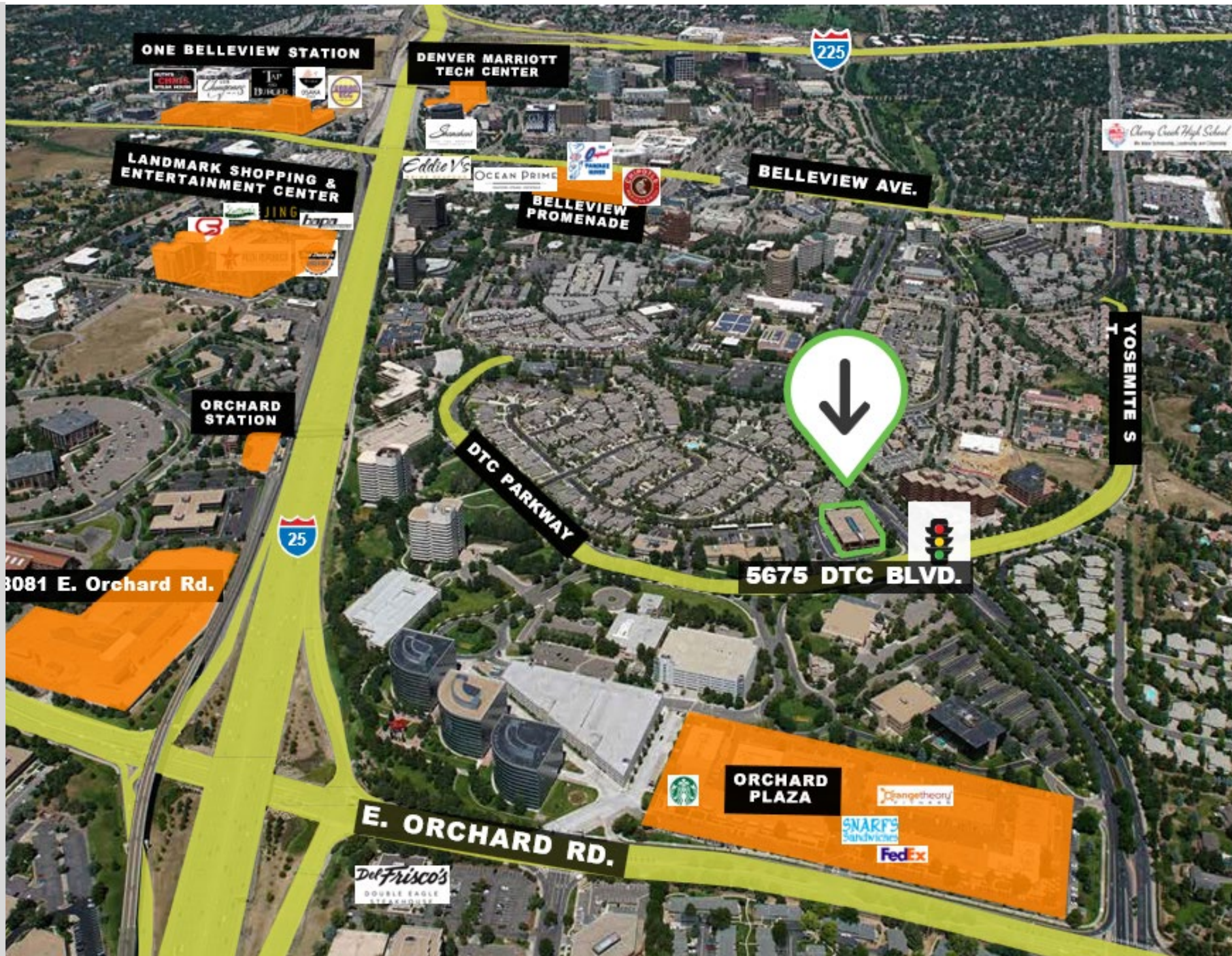


# Floor Plan – Second Floor

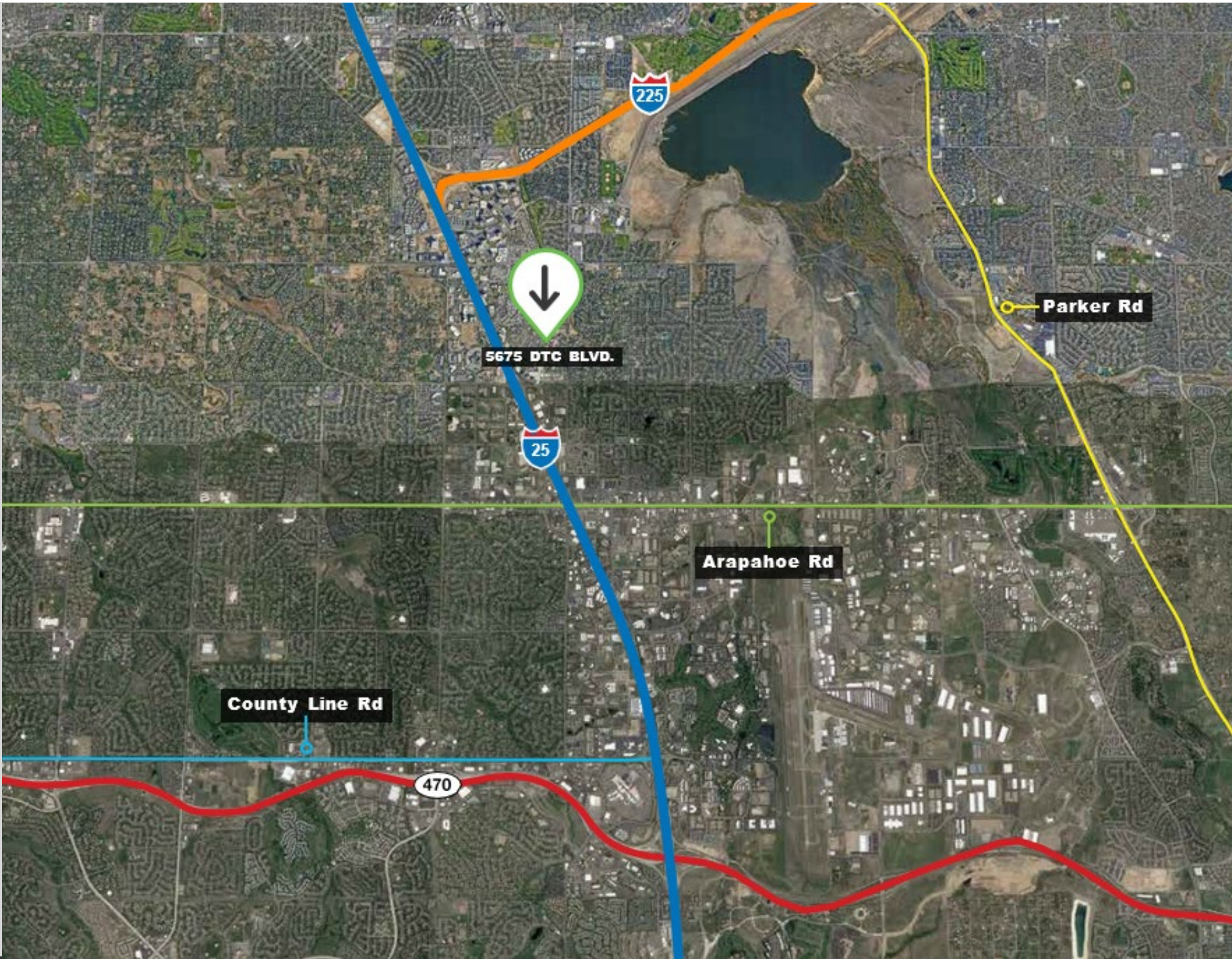




Area Map









## Denver Tech Center - Greenwood Village

- One of Denver's most popular areas for local, national and international businesses
- Located only 12 miles south of Downtown Denver
- Conveniently located to top hotels, restaurants and entertainment venues
- Easy access to I-25, I-225, and E-470
- 4 miles to Centennial Airport





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