

389 S LIPAN ST

SINGLE TENANT | FLEX | NNN



REQUIRED
PROPERTIES

389 S LIPAN ST, DENVER, CO 80223

Price: \$7,000,000

DISCLOSURE AND CONFIDENTIALITY AGREEMENT



This confidential Offering Memorandum, has been prepared by Required Properties for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Required Properties recommends you, as a potential buyer/ investor, should perform your own independent examination and inspection of the property described herein at 389 S Lipan St, Denver CO 80223 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Required Properties or its brokers.

Required Properties makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Required Properties has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of Required Properties and the Owner of the Property. Required Properties make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Required Properties and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further Required Properties and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Required Properties shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Required Properties. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Required Properties at your earliest convenience.

CONTACT

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REQUIRED
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PROPERTY SUMMARY

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Price	\$7,000,000
Address	389 S Lipan St, Denver, CO 80223
Zoning	I-MX-3
Year Built	1934/1964
Renovated	2019
Building Size	26,507 SF
Land Size	49,216 SF
Parking	34 Spaces
Access	Alameda and I-25
Power	3 Phase



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LEASE INFORMATION

*New Lease to be executed at Closing**

ANNUAL BASE RENT	\$472,500
MONTHLY TOTAL	\$39,375
LEASE TERM	5 Years
LEASE OPTIONS	1, 5 - Year
RENT/SF	\$17.83
LEASE STRUCTURE	Absolute Net *Zero Landlord Responsibility*

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FINANCIALS

Annual Base Rent	\$472,500
Taxes	Paid Directly by Tenant (\$82,593)
Insurance	Paid Directly by Tenant (\$11,000)
Operating Expenses	Paid Directly by Tenant (\$36,000)
NOI	\$472,500
Price	\$7,000,000
Cap Rate	6.75%



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HIGHLIGHTS

BUILDING HIGHLIGHTS

- COMPLETE RENOVATION IN 2019
 - ROOF
 - INTERIOR
- SECURED ON-SITE PARKING
- ADDITIONAL GATED OUTSIDE STORAGE

BUSINESS HIGHLIGHTS

- THREE VERTICALLY INTEGRATED COMPANIES ON ONE LEASE: ECO ROOF AND SOLAR, DENVER METAL SUPPLY AND MATERIAL DROP
- LONG TERM COMMITMENT TO SITE

LOCATION

- LESS THAN 10 MINUTES FROM DOWNTOWN DENVER
- QUICK ACCESS TO I-25

BUILDING CONFIGURATION

- OFFICE SF: 9,704 SF
 - CLEAR HEIGHT: 10'
 - DRIVE-INS: 10'7" X 8'6"
- WORKSHOP SF: 7,098 SF
 - CLEAR HEIGHT: 16'2"
 - DRIVE-INS: 2 @ 16' X 20'
- WAREHOUSE SF: 9,704 SF
 - CLEAR HEIGHT: 7'1"
 - DRIVE-INS: 10'7" X 8'6"

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TENANT PROFILES

ECO ROOF & SOLAR

- Leading provider of innovative roofing and solar energy solutions
- Dedicated to delivering top-quality service and sustainable practices
- specializes in residential, commercial, and industrial roofing, as well as solar energy installations
- Headquartered in Denver, Colorado



DENVER METAL SUPPLY

- Leading provider of top-quality metal products and custom solutions
- Serving a diverse range of industries including construction, manufacturing, and automotive sectors.
- Headquartered in Denver, Colorado



MATERIAL DROP

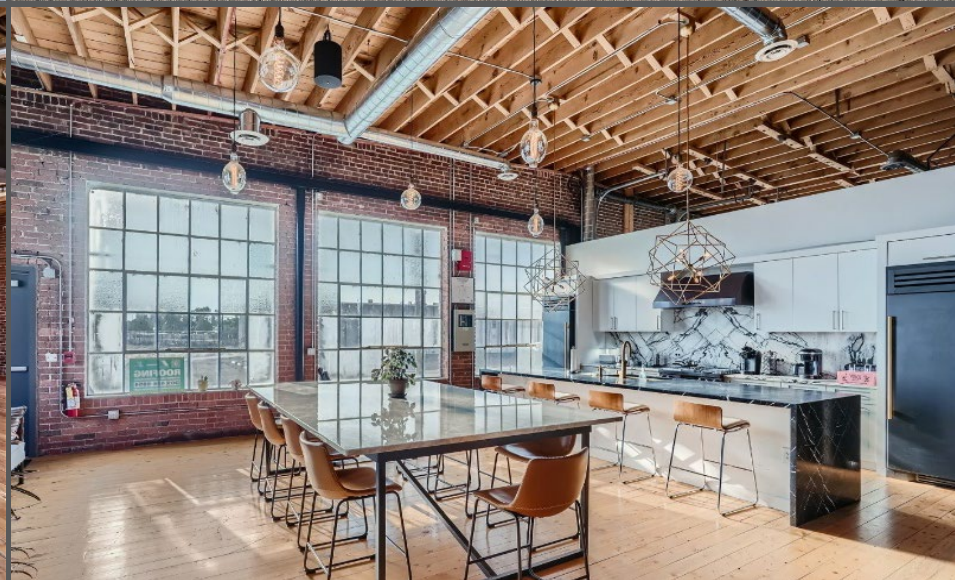
- Provides reliable, fast, and cost-effective last-mile delivery solutions that support the construction industry's dynamic needs.
- Enhance productivity and reduce downtime by ensuring that essential materials arrive precisely when and where they are needed.
- Headquartered in Denver, Colorado



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LOCATION SUMMARY



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