



Each office independently owned and operated

**FOR LEASE**

**OFFICE BUILDING**

# JEHN CENTER

5690 WEBSTER, ARVADA, CO 80002

**RE/MAX COMMERCIAL ALLIANCE**

5440 Ward Road | Suite 260

Arvada, CO 80002

303.756.4747

[COLORADOCOMMERCIALBROKERS.COM](http://COLORADOCOMMERCIALBROKERS.COM)



PRESENTED BY:

**DOUG JENNINGS**

President

720.434.6637

[dougjennings@remax.net](mailto:dougjennings@remax.net)

## DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Commercial Alliance and it should not be made available to any other person or entity without the written consent of RE/MAX Commercial Alliance.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Commercial Alliance.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Commercial Alliance has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Commercial Alliance has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Commercial Alliance conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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# 1

## PROPERTY INFORMATION

### **IN THIS SECTION**

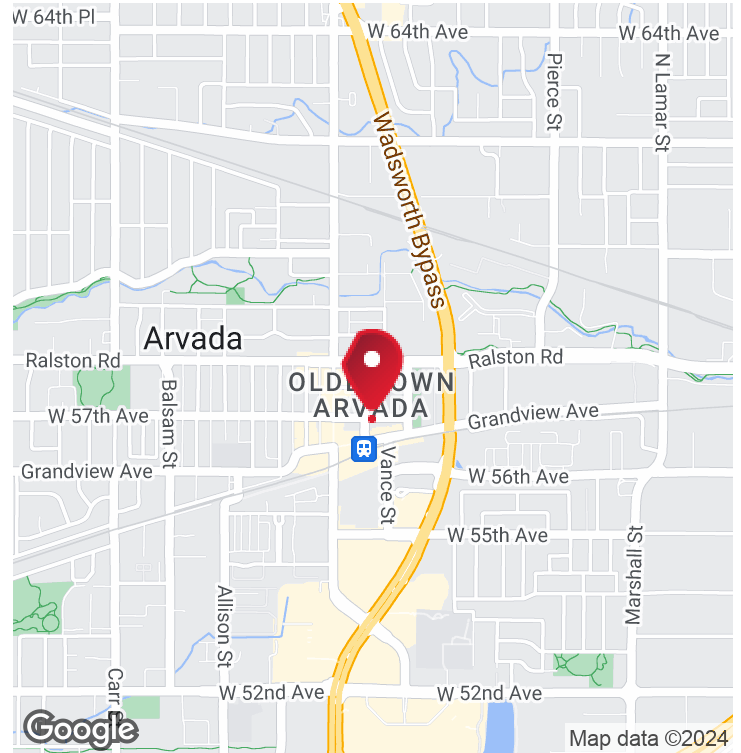
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (Full Service)
Building Size:	25,090 SF
Available SF:	1,500 SF
Number of Units:	1

## PROPERTY OVERVIEW

Main floor access with windowed offices and natural light throughout the entire suite.

## PROPERTY HIGHLIGHTS

- 3 Offices (or 2 office w/ one conference room)
- Interior kitchenette
- Lobby / reception area
- Workstation
- Cubicles included in lease
- (3 dedicated desks)

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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Main floor access with windowed offices and natural light throughout the entire suite.

## LOCATION DESCRIPTION

Unique opportunity to be in the heart of Old Town Arvada!

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# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 3 Offices (or 2 office w/ one conference room)
- Interior kitchenette
- Lobby / reception area
- Workstation
- Cubicles included in lease
- (3 dedicated desks)



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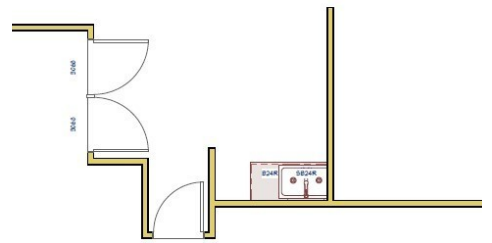
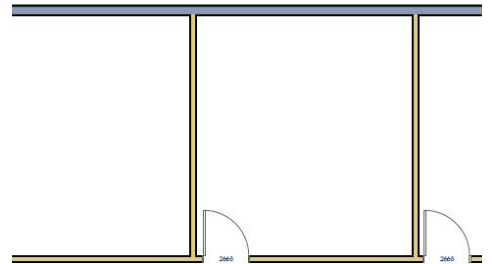
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# ADDITIONAL PHOTOS



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## LOCATION INFORMATION

### IN THIS SECTION

REGIONAL MAP

LOCATION MAP

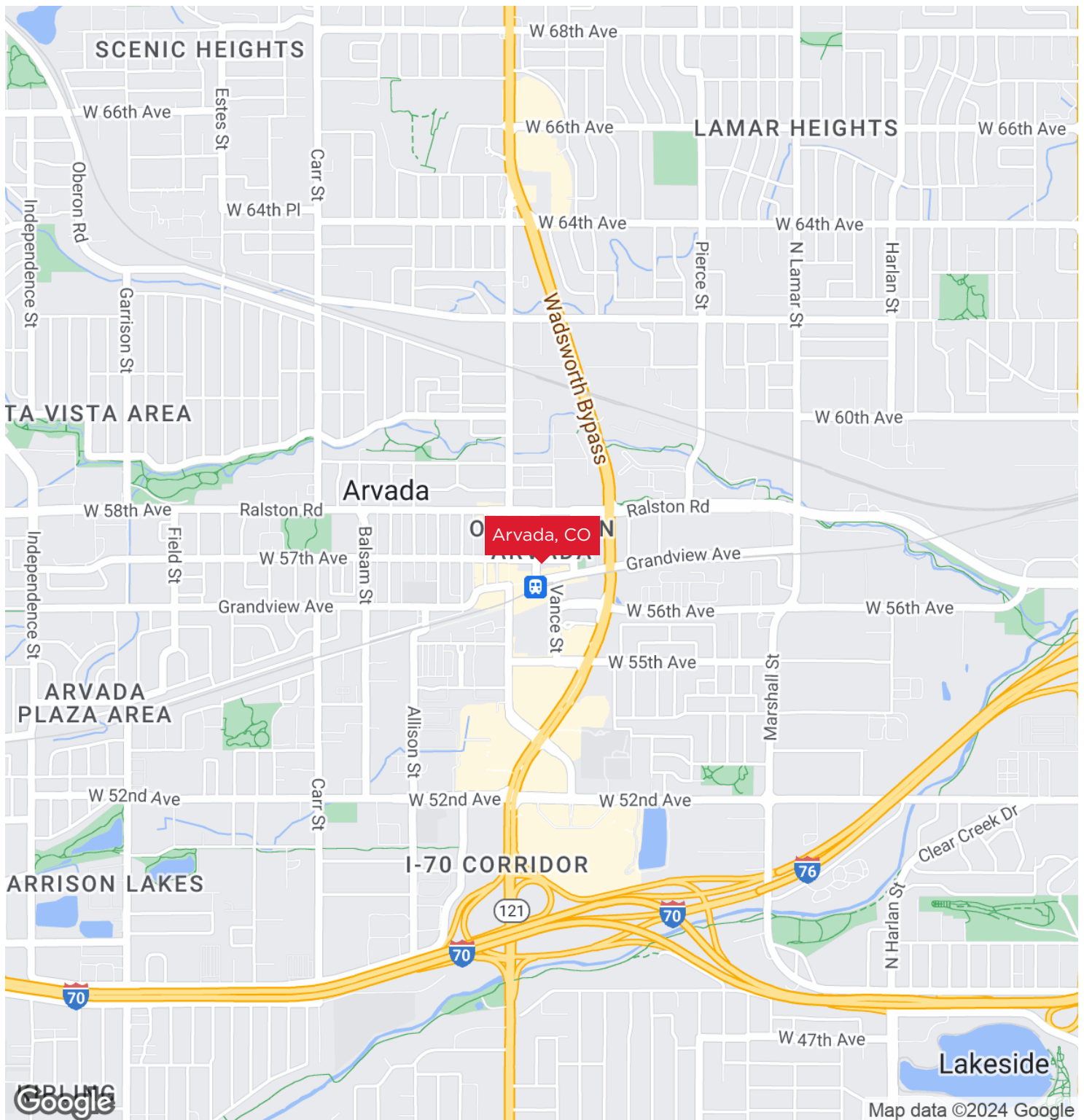
AERIAL MAP

SAMPLE - MARKETING PACKAGES

SITE PLANS



# REGIONAL MAP



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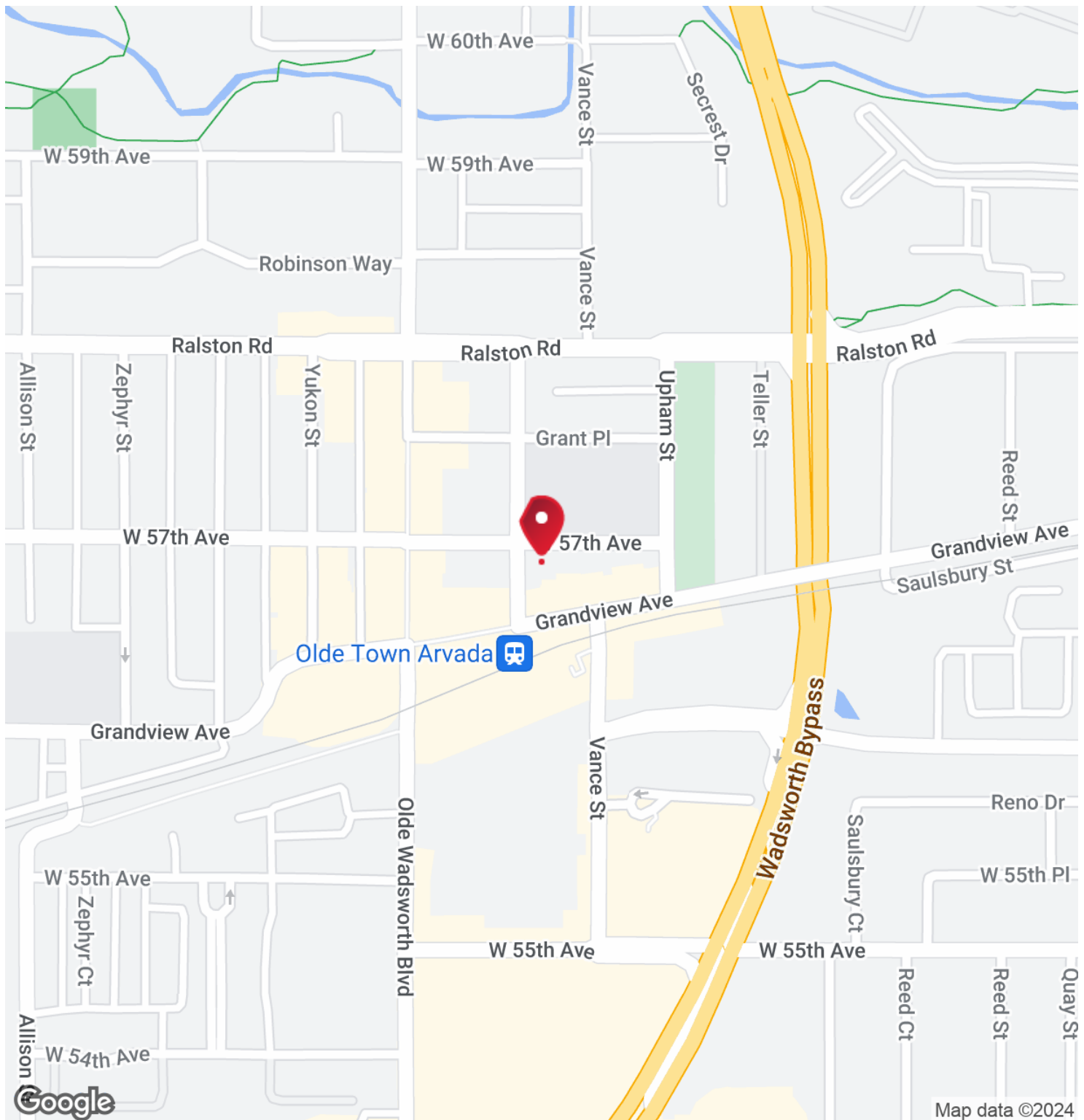
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# LOCATION MAP

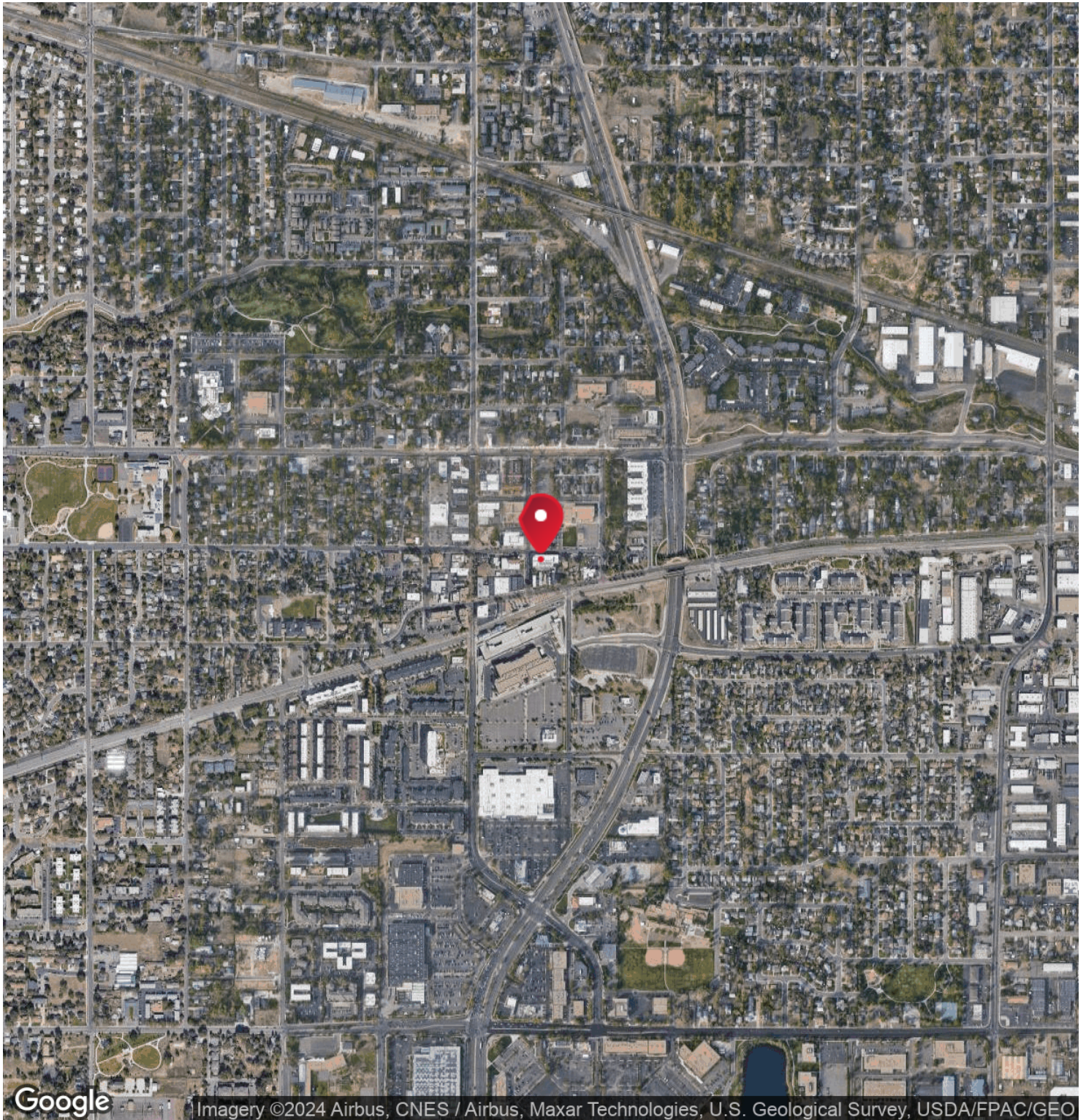


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# AERIAL MAP



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# SAMPLE - MARKETING PACKAGES



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**JEHN CENTER**

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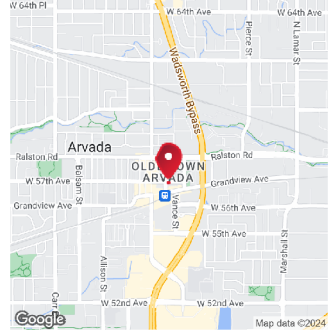



PRESENTED BY:

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LOCATION INFORMATION | 5690 WEBSTER

**SAMPLE - MARKETING PACKAGES**



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## MARKETING PACKAGES

Our in-house marketing department creates a full-color Offering Memorandum. The Offering Memorandum contains all the comprehensive offering details and underwriting information necessary for interested investors to submit a qualified bid on the offering. The Offering Memorandum is distributed in hard-copy and digital format to a multitude of qualified investors.

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# /SITE PLANS



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or  
"Publish on Website and Docs" in the [Plans Tab](#))

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## FINANCIAL ANALYSIS

### **IN THIS SECTION**

FINANCIAL SUMMARY

INCOME & EXPENSES

# // FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

---

## OPERATING DATA

---

## FINANCING DATA

---

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# // INCOME & EXPENSES

## INCOME SUMMARY

GROSS INCOME	\$0
--------------	-----

## EXPENSES SUMMARY

OPERATING EXPENSES	\$0
--------------------	-----

NET OPERATING INCOME	\$0
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# 4

## SALE COMPARABLES

### IN THIS SECTION

SALE COMPS

SALE COMPS MAP & SUMMARY

# //SALE COMPS



It turns out, you don't have any Comps Selected!

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# SALE COMPS MAP & SUMMARY



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# LEASE COMPARABLES

## IN THIS SECTION

LEASE COMPS

LEASE COMPS MAP & SUMMARY



# //LEASE COMPS



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# //LEASE COMPS MAP & SUMMARY



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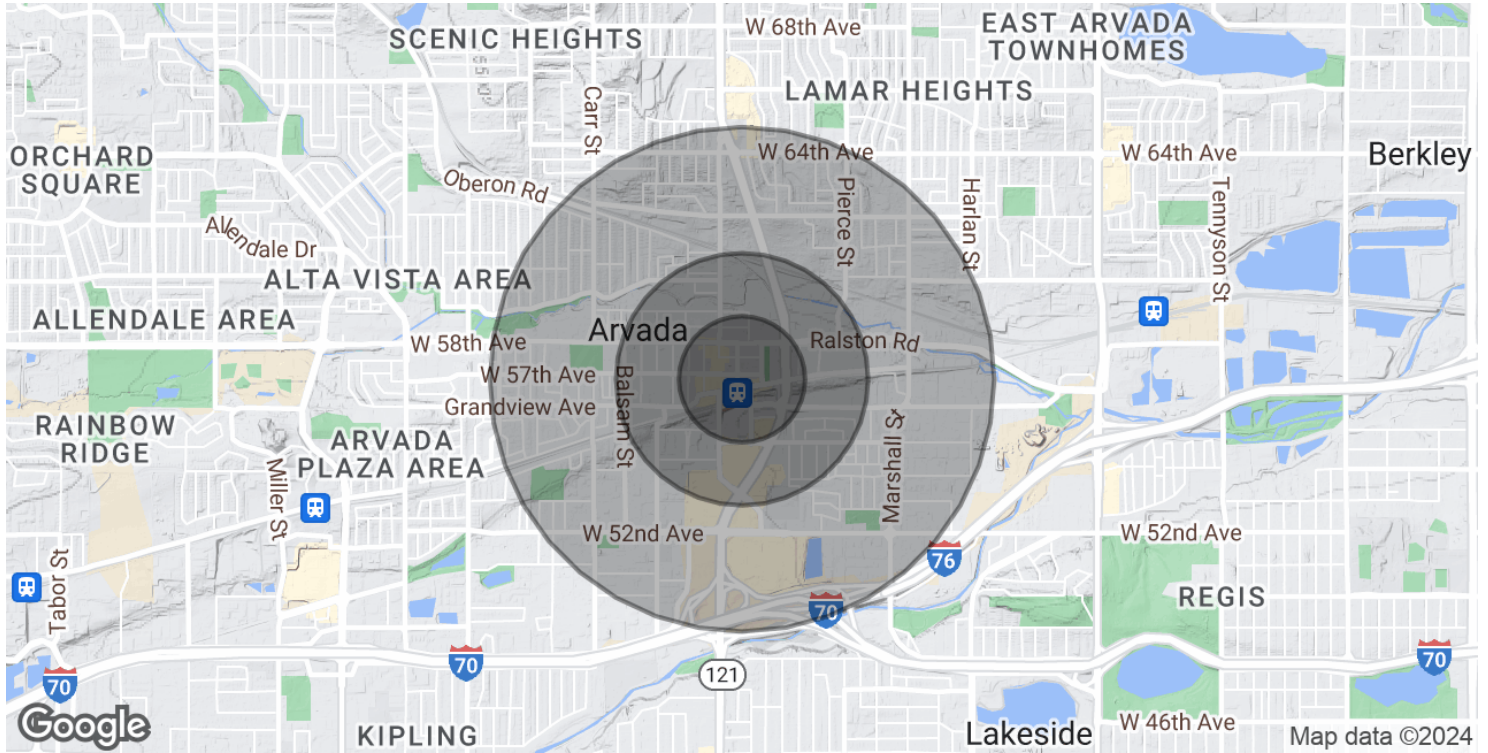
# 6

## DEMOGRAPHICS

### IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	1,193	4,013	14,553
Average Age	31.8	35.3	37.1
Average Age (Male)	33.8	35.4	35.5
Average Age (Female)	30.1	35.2	37.9

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	660	2,150	7,069
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$86,725	\$77,008	\$82,419
Average House Value	\$403,940	\$409,932	\$369,668

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIOS

### IN THIS SECTION

ADVISOR BIO 1

# //ADVISOR BIO 1

**DOUG JENNINGS****President**

dougjennings@remax.net

Direct: **720.434.6637****PROFESSIONAL BACKGROUND**

Doug started in real estate the day he got home from the Army in October of 2000 by investing in properties and gaining his broker's license under RE/MAX Alliance in 2001. While his starting point and roots are in residential real estate he has since expand his experience into commercial transactions and furthered his knowledge of investment properties by obtaining a masters degree in real estate from the University of Denver in 2014 and by obtaining his designation as a Certified Commercial Investment Member (CCIM) in 2016. He is constantly furthering his capabilities and efforts to best serve his clients and the real estate community as a whole.

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