



THE BEELER BUILDING

3600 S BEELER ST
DENVER, CO 80237



EXECUTIVE SUMMARY

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1 | EXECUTIVE SUMMARY



3600 S BEELER ST | EXECUTIVE SUMMARY

THE OFFERING

Located at 3600 S Beeler St, Denver, Colorado 80237, The Beeler Building is a well-appointed three-story structure, built in 1979 and updated multiple times over the years, encompassing 17,060 square feet and offered for sale at an attractive price of \$100 per square foot, well below replacement costs. This versatile property is particularly well-suited for an owner-user, with the potential to occupy nearly 5,000 square feet. Strategically positioned near the crossroads of E Jefferson Avenue and South Yosemite Street, this multi-tenant professional office facility features a variety of available suites designed with thoughtful floor plans that include a mix of private offices and open work areas. Each suite is enhanced by generous windows, sinks/kitchenettes, and upgraded finishes, fostering an inviting work environment. The building also boasts prominent signage and ample parking, meeting the needs of both tenants and visitors alike. Ideally situated in E Hampden, The Beeler Building is a prime choice for professional and medical office users seeking high-quality, affordable office space.

OFFERING TERMS

INVESTMENT

Price:	\$1,706,000	
Price Per SF:	\$100.00	
Vacancy:	5,816	34%
Building SF:	17,060	

HIGHLIGHTS

- Prime Location: 3600 S Beeler St in Denver, near E Jefferson Avenue and South Yosemite Street.
- Spacious Layout: Three-story, 17,060 square feet, ideal for an owner-user.
- Attractive Pricing: Sale price of \$100 per square foot, below replacement costs.
- Flexible Office Space: Nearly 5,000 square feet available with a mix of private and open work areas.
- Modern Features: Suites with generous windows, sinks/kitchenettes, and upgraded finishes.
- Ample Amenities: Prominent signage and ample parking for tenants and visitors.

RENT ROLL

SUITE	TENANT	SF	LEASE TERM		RENT SF	MONTHLY	ANNUAL
100	Hick's Accounting Service Inc.	908	04/01/21	- 03/31/26	\$14.50	\$1,097.17	\$13,166.04
110	Center for Valued Living	1,888	06/15/24	- 06/30/27	\$12.50	\$1,966.67	\$23,600.04
120	Dr Glenn - Dentist	1,947	10/01/20	- 04/30/26	\$16.50	\$2,677.13	\$32,125.56
150	Michael Sugiura	975	M-2-M	- M-2-M	\$11.00	\$893.75	\$10,725.00
200	VACANT	1,398		-	\$12.00	\$1,398.00	\$16,776.00
210	Smooth Solutions Laser Clinic, Ltd	1,048	09/15/23	- 09/30/26	\$12.50	\$1,091.67	\$13,100.00
220	VACANT	1,778		-	\$12.00	\$1,778.00	\$21,336.00
230	Phlebotomy Training	1,392	M-2-M	- M-2-M	\$16.50	\$1,914.00	\$22,968.00
300	VACANT	1,705			\$12.00	\$1,705.00	\$20,460.00
320	Talem Home Care	1,005	07/01/19	- 06/30/25	\$15.69	\$1,314.27	\$15,771.24
324	Prestige Products Inc	1,361	M-2-M	- M-2-M	\$14.25	\$1,616.55	\$19,398.60
330	(Vacant) Sayer Law Group	935		- 05/31/25	\$12.00	\$935.00	\$11,220.00
340	Derma Soule	720	07/01/19	- 06/30/25	\$15.86	\$951.37	\$11,416.44
VACANT:		5,816	34.09%			\$5,816.00	\$58,572.00
TOTAL:		17,060	SF		AVG \$13.64	\$19,338.58	\$232,062.92

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EXPENSES

EXPENSES	2024	COSTS	\$SF
TAXES:			
2025 Property Tax		\$32,863.28	\$1.93
TOTAL:		\$32,863.28	\$1.93
INSURANCE:			
2023 Insurance Building		\$4,123.40	\$0.24
TOTAL:		\$4,123.40	\$0.24
MANAGEMENT:			
Management Fee		\$6,192.00	\$0.36
TOTAL:		\$6,192.00	\$0.36
UTILITIES:			
Gas & Electric		\$27,215.88	\$1.60
Water & Sewer		\$3,667.66	\$0.21
Storm drainage		\$3,343.50	\$0.20
Internet		\$1,972.81	\$0.12
TOTAL:		\$36,199.85	\$2.12
REPAIRS & MAINTENANCE:			
Parking Repair		\$888.00	\$0.05
Electrical Repair		\$281.55	\$0.02
Elevator Repairs		\$696.50	\$0.04
Lighting		\$74.00	\$0.00
Plumbing		\$5,762.95	\$0.34
Lock & Key		\$5,478.71	\$0.32
Windows		\$956.00	\$0.06
Landscaping		\$4,388.75	\$0.26
Janitorial supplies		\$4,334.65	\$0.25
HVAC		\$1,549.00	\$0.09
Other		\$1,249.91	\$0.07
TOTAL:		\$25,660.02	\$1.50
SERVICE & SERVICE CONTRACT:			
Janitorial		\$19,340.00	\$1.13
Exterminating		\$1,403.88	\$0.08
Landscaping		\$2,244.00	\$0.13
Snow Removal		\$5,570.00	\$0.33
Trash		\$3,135.72	\$0.18
Elevator		\$2,860.38	\$0.17
TOTAL:		\$34,553.98	\$2.03
SAFETY/INSPECTIONS:			
Security/Fire		\$125.50	\$0.01
Licenses and Permits		\$510.00	\$0.03
TOTAL:		\$635.50	\$0.04
GERERAL:			
Phone/Fax		\$500.00	\$0.03
Postage		\$57.43	\$0.00
Bank		\$40.00	\$0.00
TOTAL:		\$597.43	\$0.04
TOTAL EXPENSES:	\$11,735	\$140,825	\$8.25

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3600 S BEELER ST | EXECUTIVE SUMMARY

2 | PROPERTY OVERVIEW



PROPERTY DETAILS

CITY:	Denver
COUNTY:	Denver
SUBMARKET:	East Hampden
BUILDING TYPE:	Office
YEAR OF CONSTRUCTION:	1979
BUILDING SIZE:	17,572
STORIES:	3
ELEVATOR:	1
TENANCY:	Multiple
PARKING:	4.00/1,000
LAND:	1.34 AC/58,370 SF
ZONING:	S-CC-3X
LEGAL DESCRIPTION:	VALLEY PLAZA B2 L6 & N 56FT OF L5



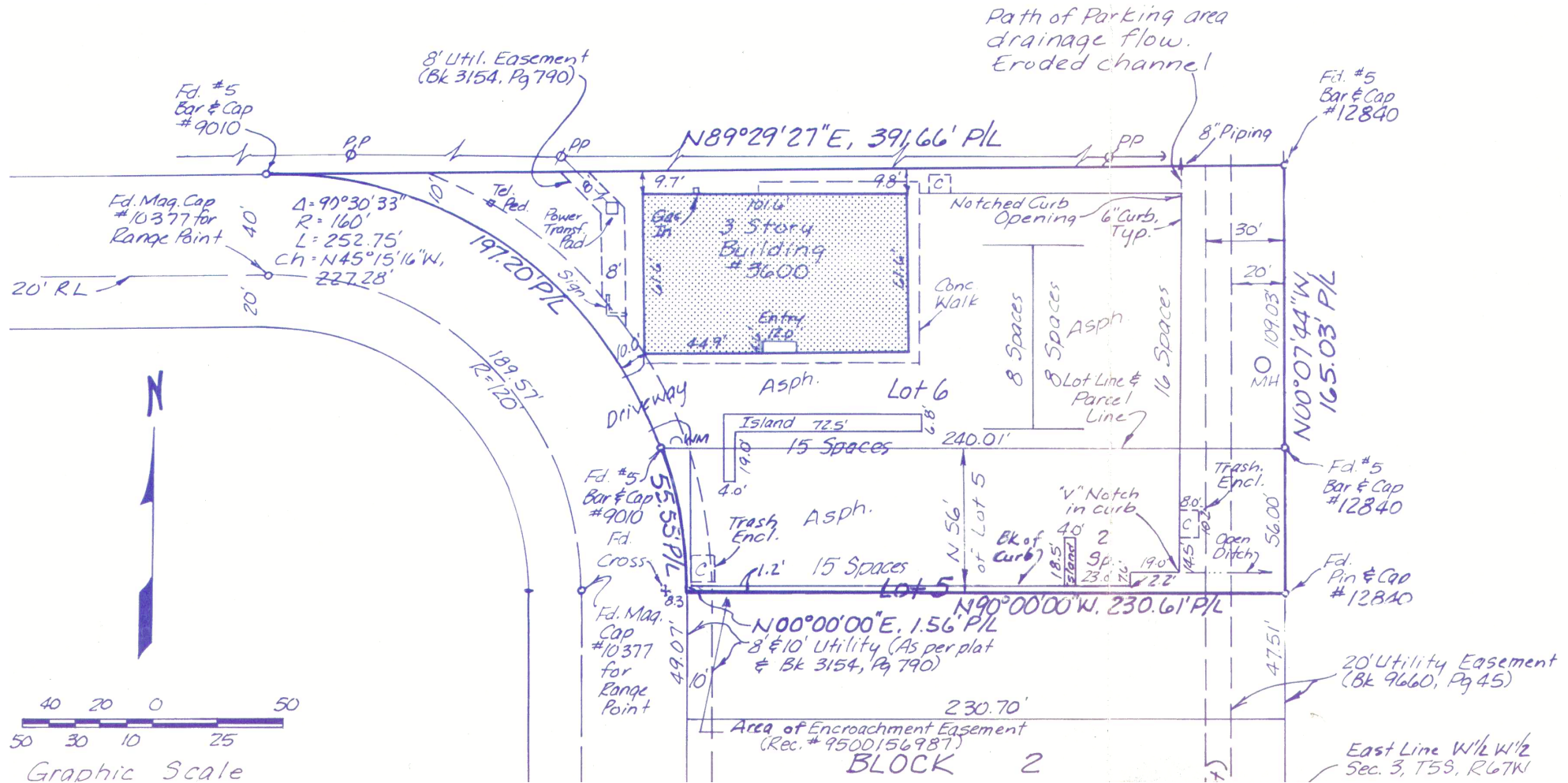
≡ PROPERTY ADDRESS
THE BEELER BUILDING
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DENVER, CO 80237

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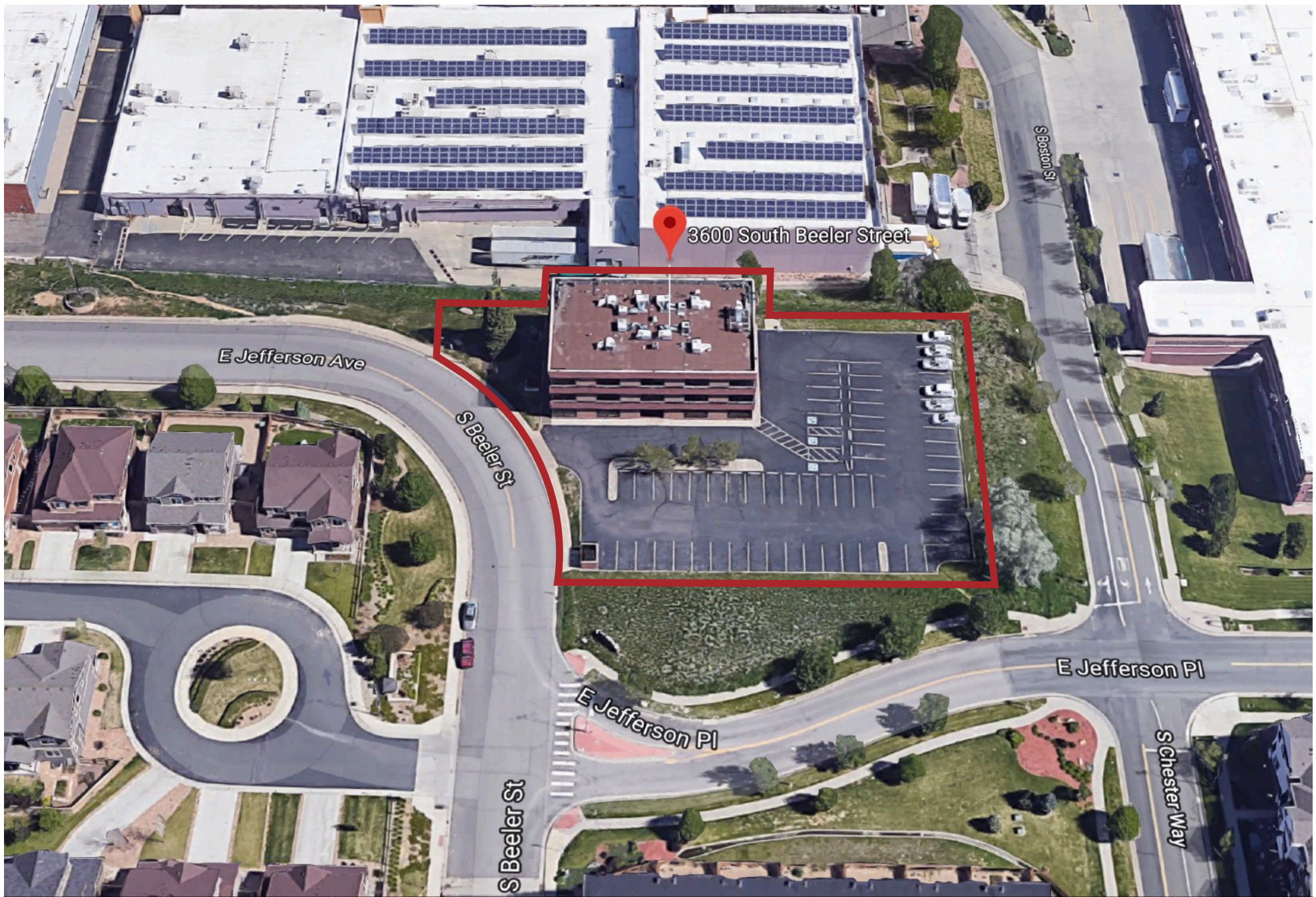


3600 S BEELER ST | PROPERTY DETAILS

SURVEY



DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT.





3600 South Beeler Street



UNIQUESM
PROPERTIES



3600 S BEELER ST | REGIONAL MAP

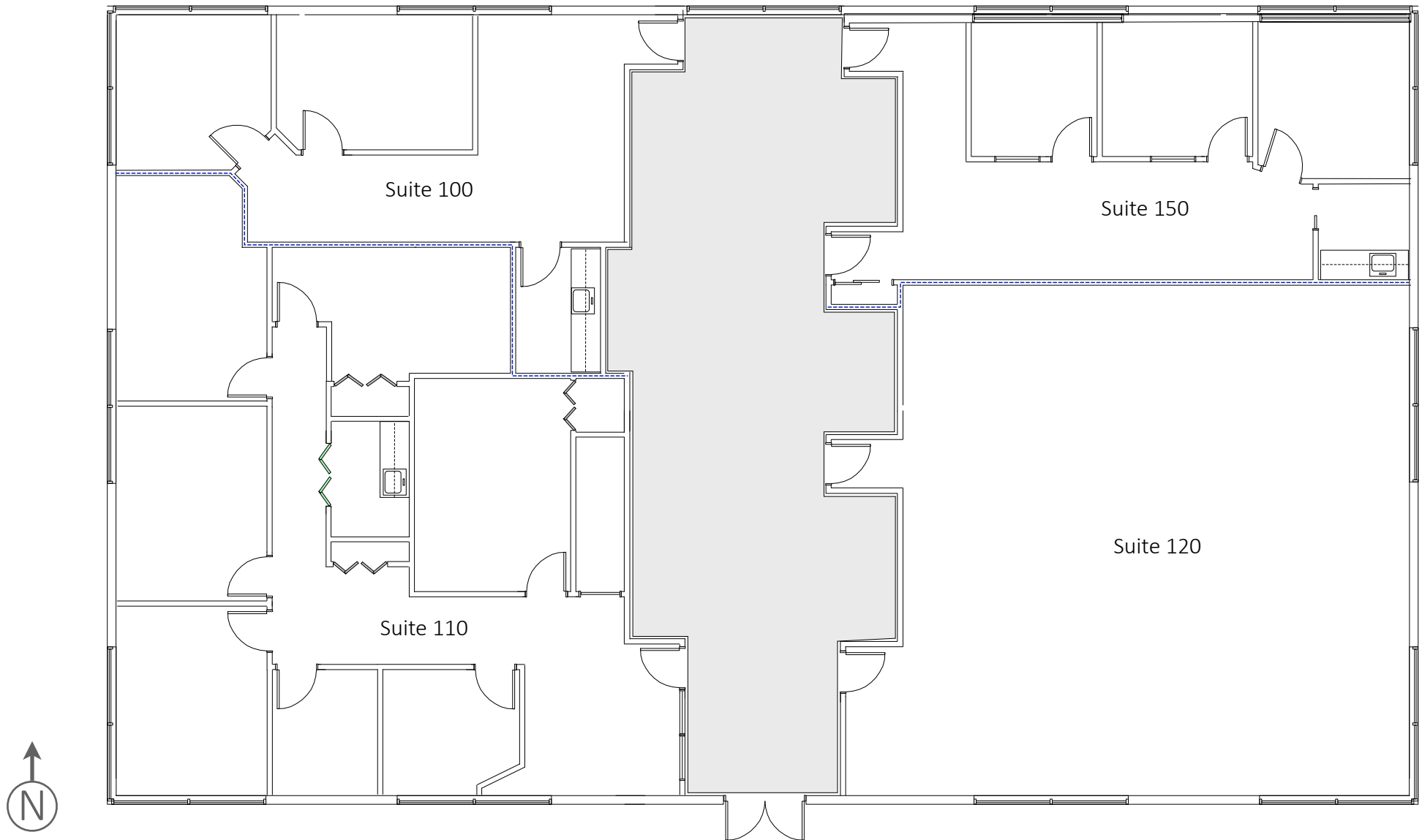
4 | FLOOR PLANS



3600 S BEELER ST | OFFERING MEMORANDUM

1ST FLOOR

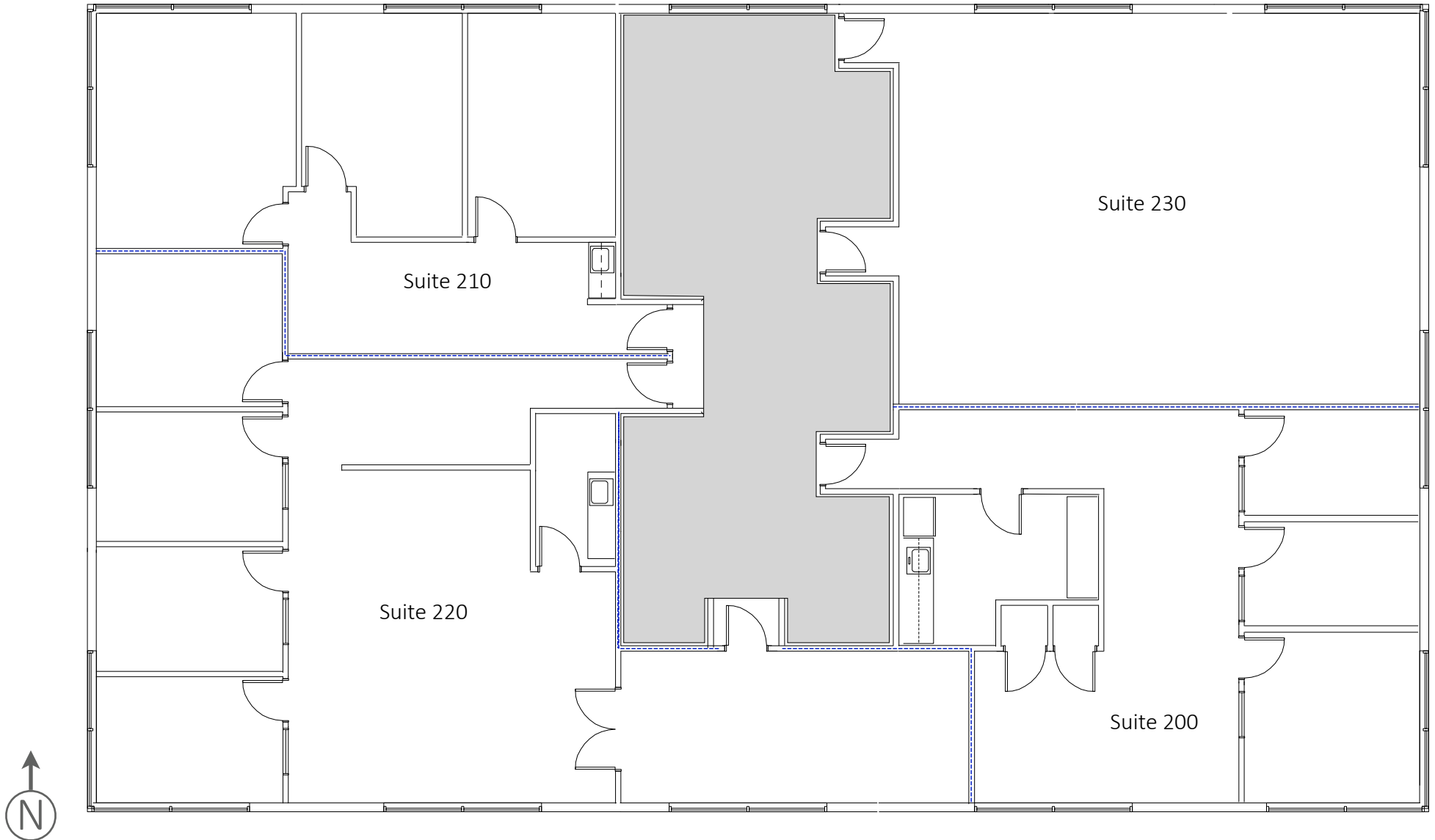
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2ND FLOOR

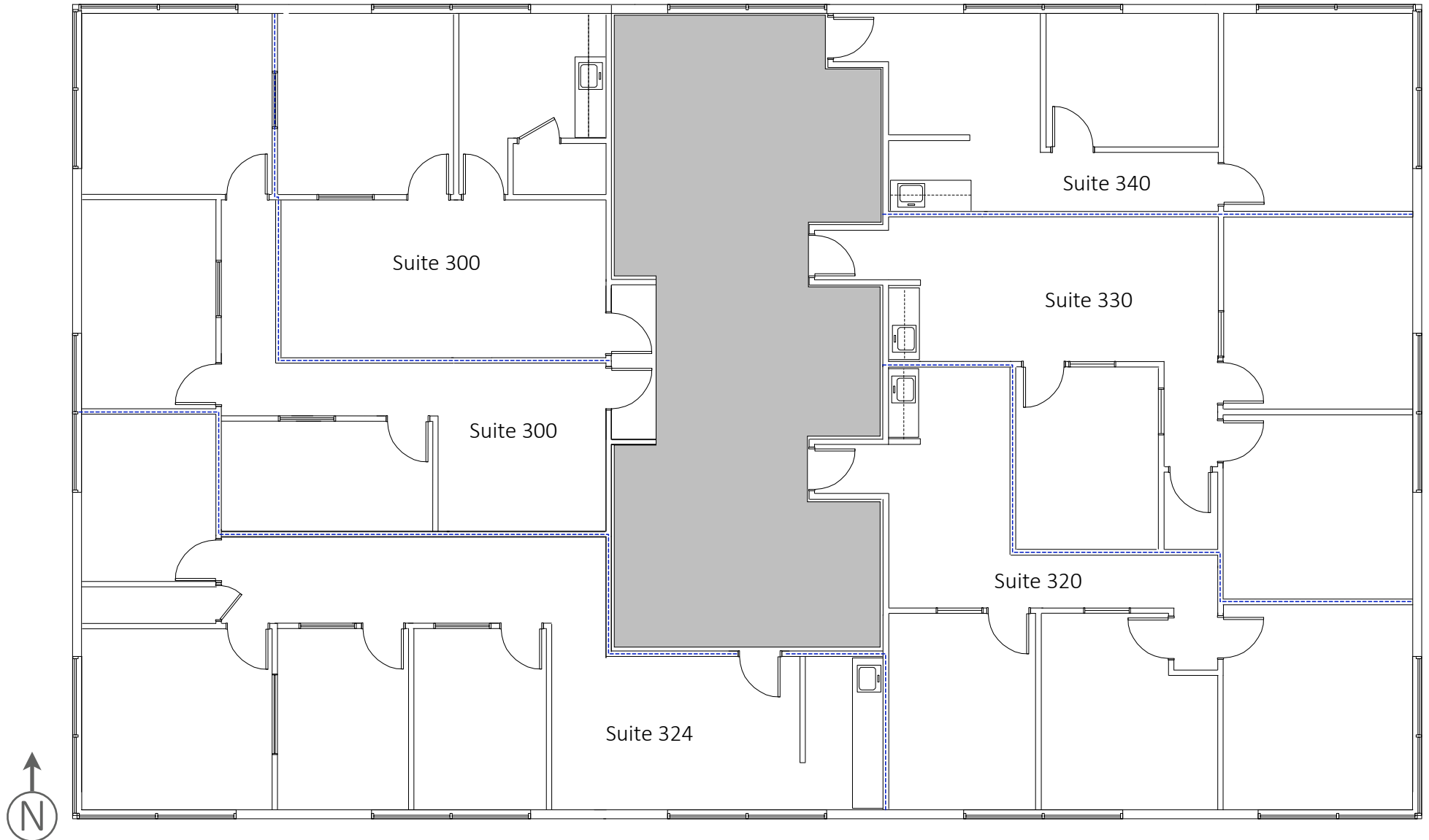
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3RD FLOOR

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EXCLUSIVE AGENTS:

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