

Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM

2145 S CLERMONT STREET
DENVER, CO 80222

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ACTIVITY ID: ZAH0050097



2145 S CLERMONT STREET

DENVER, CO 80222

\$1,395,000

LISTING PRICE

1959/2025
BUILT/RENOVATED

5,214 SF
BUILDING SF







THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present 2145 South Clermont Street, a recently renovated 5,214-square-foot office building situated on 0.14 acres (6,169 land square feet) in the highly desirable University Hills / Colorado Boulevard corridor of Southeast Denver. Renovated in 2025, the property is well positioned for an owner-user, investor, or adaptive reuse opportunity within one of Denver's most active infill submarkets. The asset benefits from C-MX-5 zoning, allowing for flexible redevelopment potential and future mixed-use possibilities.

The property sits within close proximity to Interstate 25, Colorado Boulevard, and Evans Avenue, offering strong regional accessibility between Downtown Denver and the Denver Tech Center. The surrounding corridor continues to experience significant residential, retail, and mixed-use development driven by its proximity to Colorado Station light rail, the University of Denver, and the broader University Hills area. This portion of the Colorado Boulevard corridor has emerged as one of Denver's most dynamic growth areas, connecting several of the city's most desirable neighborhoods while benefiting from strong retail demand, continued residential development, and transit-oriented planning that supports long-term population and employment growth.



PROPERTY HIGHLIGHTS



University Hills / Colorado Boulevard Corridor Location with direct access to I-25, Evans Avenue, and Colorado Boulevard



Transit-Oriented Location near Colorado Station RTD Light Rail, connecting Downtown Denver and the Denver Tech Center



5,214 SF Office Building Renovated in 2025



6,169 Land SF



C-MX-5 Zoning Allowing Flexible Redevelopment Potential and Up to Five Stories of Mixed-Use Development



Owner-User or Adaptive Reuse Opportunity



Private Parking On-Site with Ample Street Parking Nearby



Three-Phase Electrical Service and Two Kitchens

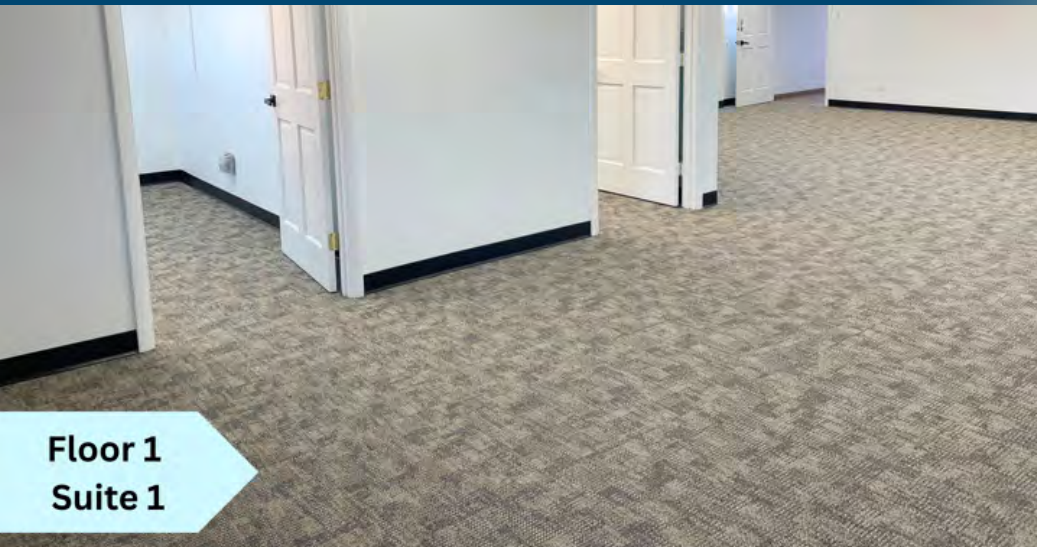


2025–2026 Property Taxes: \$19,618.72



Limited New Office Supply in the Colorado Blvd / I-25 Corridor

PROPERTY PHOTOS



Floor 1
Suite 1



Floor 1
Suite 1



Floor 1
Suite 2



Floor 1
Suite 2

PROPERTY PHOTOS



Floor 2
Suite 3



Floor 2
Suite 3

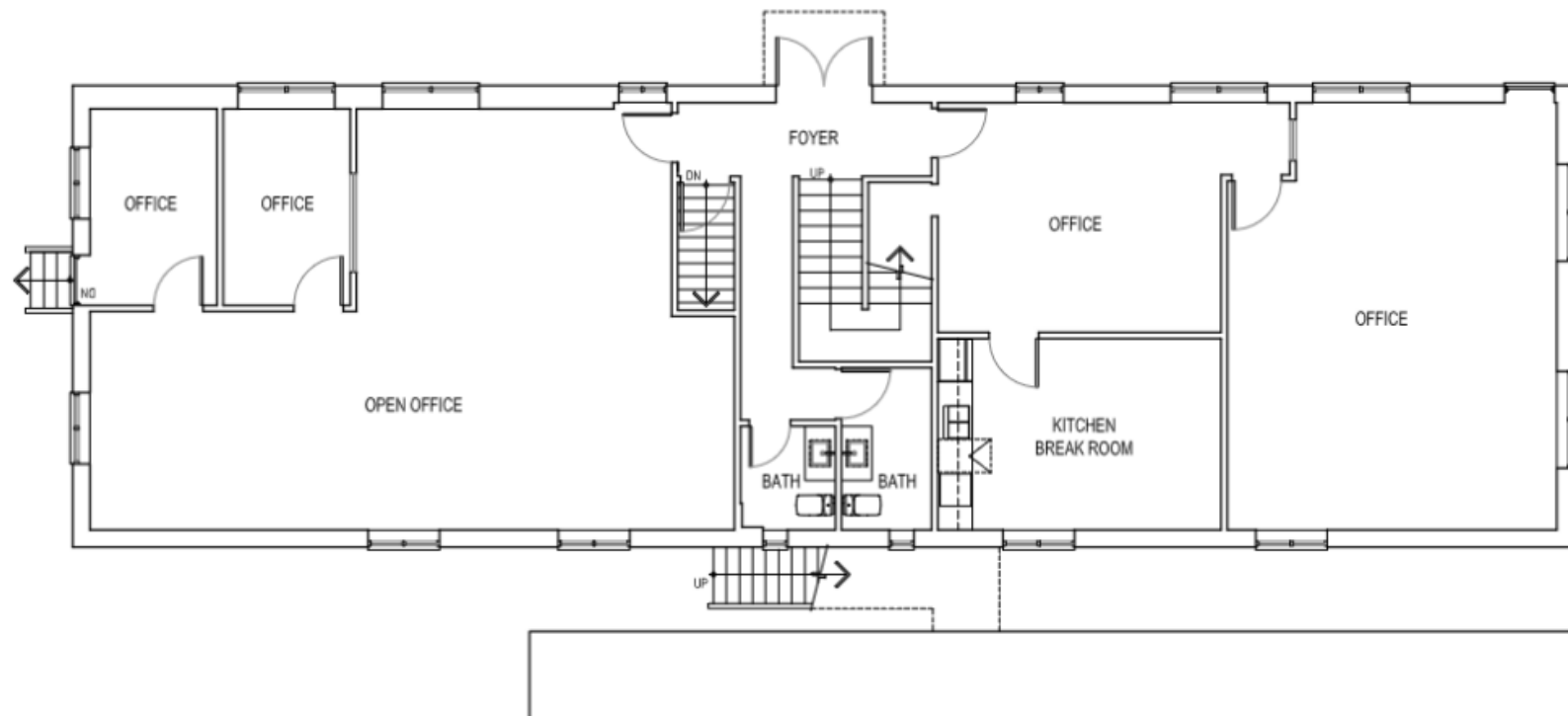


Floor 2
Suite 4



Floor 2
Suite 4

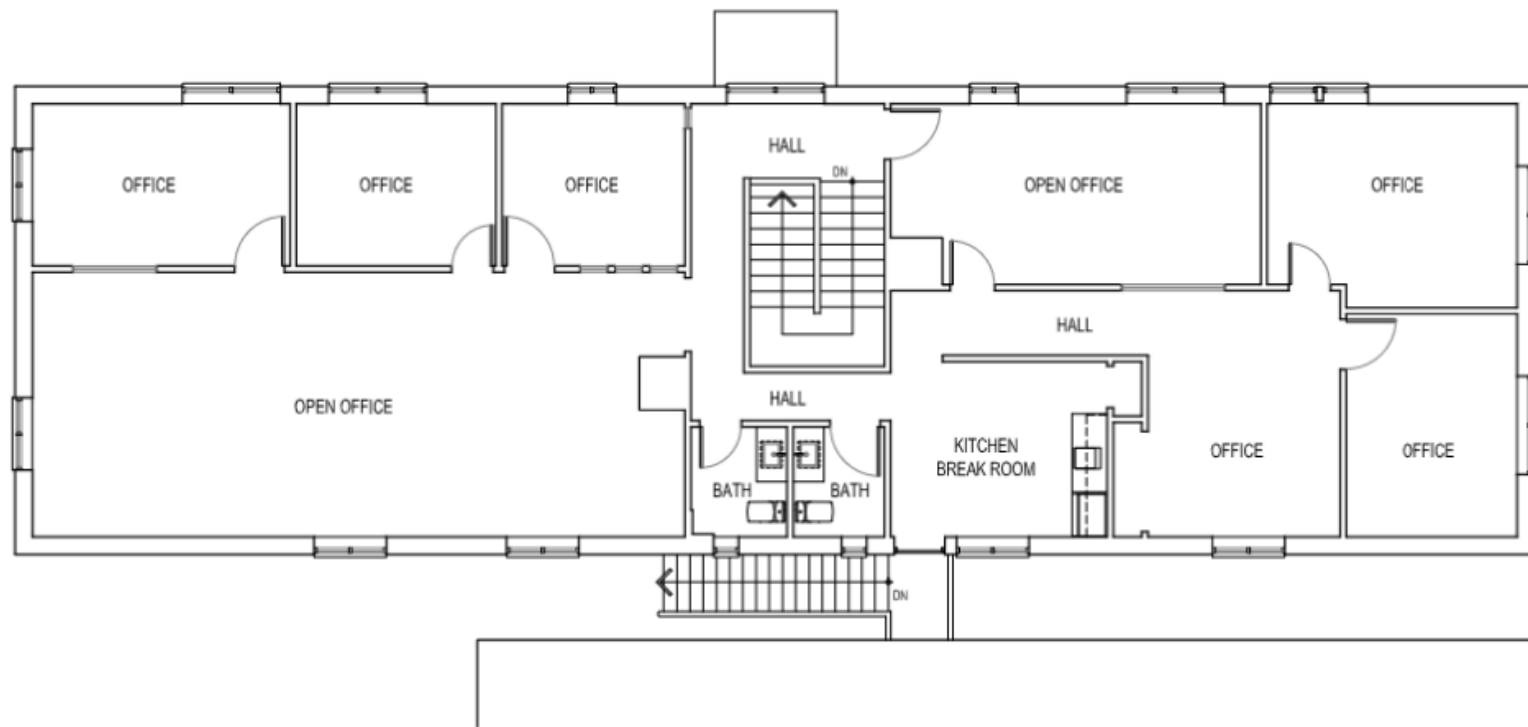
FLOOR PLANS



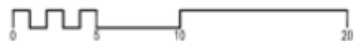
MAIN LEVEL FLOOR PLAN



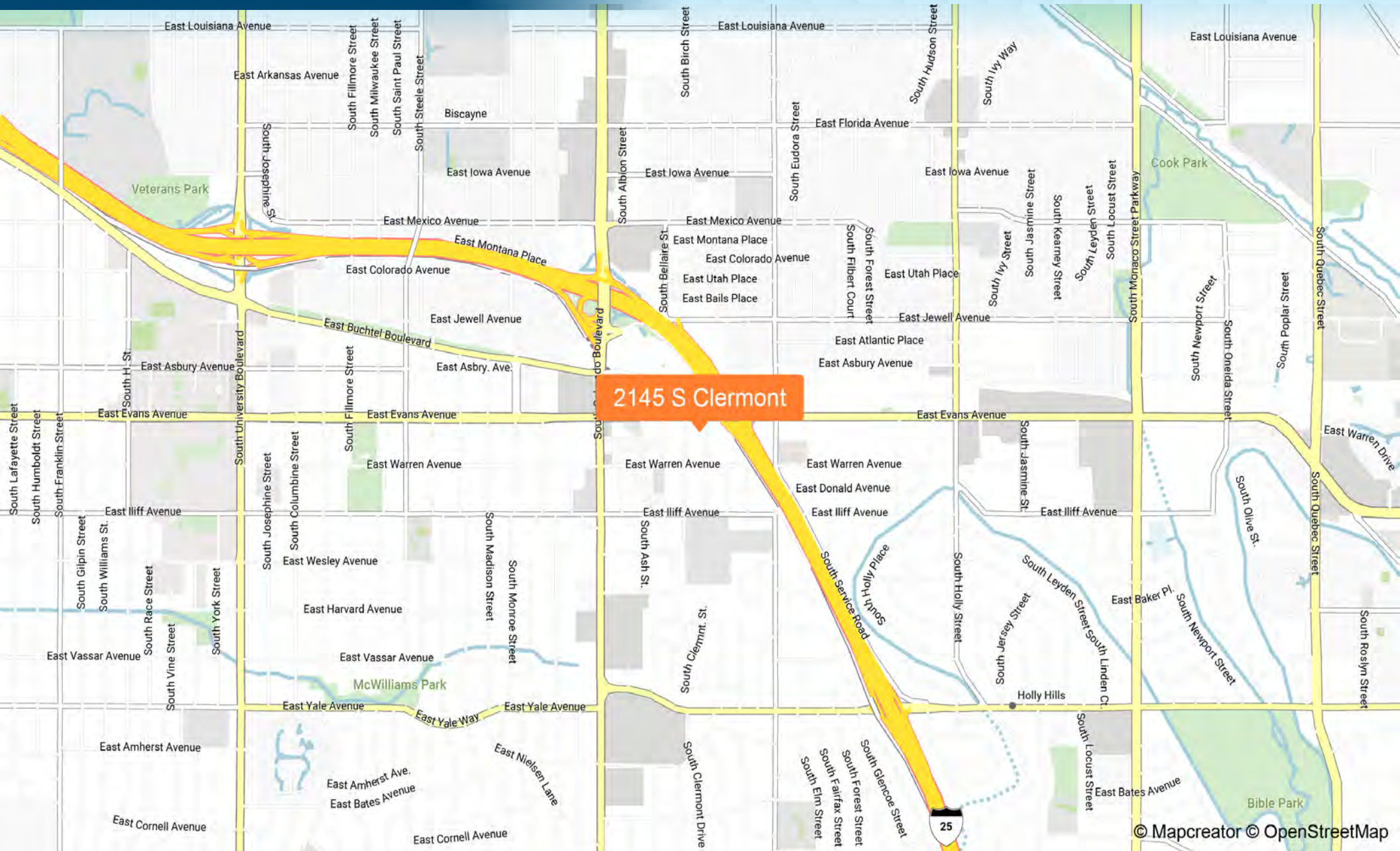
FLOOR PLANS



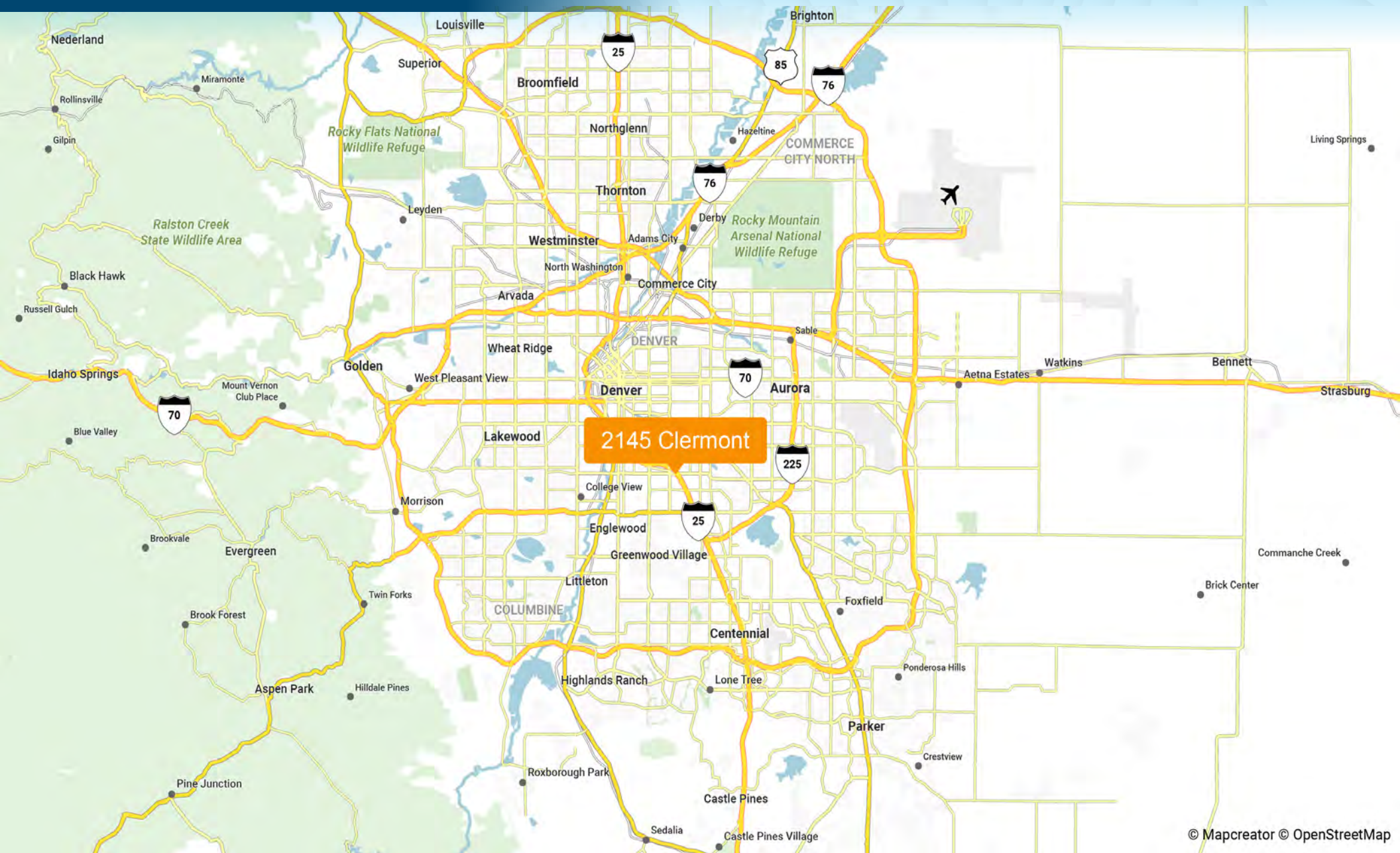
UPPER LEVEL FLOOR PLAN



LOCAL MAP



REGIONAL MAP



RETAILER MAP



PARCEL MAP



2145 CLERMONT

MARKET OVERVIEW

DENVER

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 717,000 residents. The market also houses the state capitol. The eastern and northern reaches of the metro are expected to attract the most future development, as land in these areas is relatively flat and affordable. The Front Range is also served by the western hemisphere's largest airport by land area, the Denver International Airport. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City." The market's youthful and outdoorsy reputation has helped to pull regional offices into the area from established companies looking to entice talented employees.

METRO HIGHLIGHTS



MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and multiple freight rail lines.



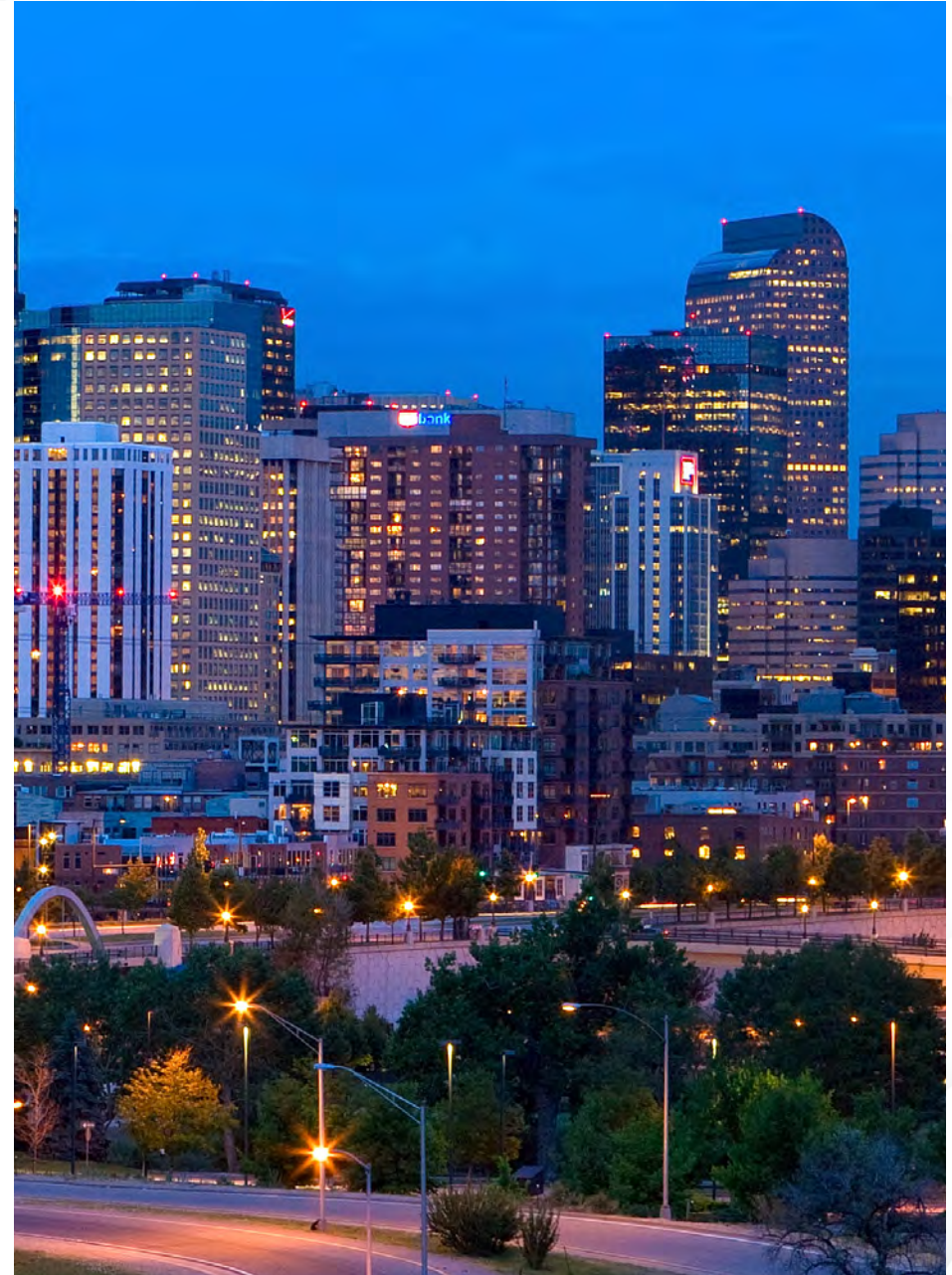
EMPHASIS ON SKILLED JOBS

Denver's highly educated labor force attracts tech employers. Over 40 percent of residents ages 25 and older hold at least a bachelor's degree, and approximately 30 percent of jobs are in office-using fields.



ALTERNATIVE ENERGY

The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region, such as utility provider Xcel Energy and solar energy developer Korsair. Wind energy is also a focus, such as turbine manufacturer Vestas.



MARKET HIGHLIGHTS

DENVER, COLORADO

The University Hills / Colorado Boulevard corridor has emerged as one of Southeast Denver's most active development areas, driven by its central location between Downtown Denver and the Denver Tech Center and its proximity to the University of Denver. Significant transit-oriented growth is occurring around Colorado Station, where plans have been proposed to redevelop the RTD park-and-ride into a high-density mixed-use project including two residential towers and ground-floor retail, bringing hundreds of new housing units to the immediate area.

Colorado Boulevard itself continues to function as one of Denver's primary commercial corridors, connecting major neighborhoods including Cherry Creek, Hilltop, Washington Park, University Park, Greenwood Village, and Cherry Hills Village, while supporting strong retail demand and continued residential investment. The surrounding neighborhoods have experienced substantial reinvestment in recent years, with new apartment communities, townhomes, and luxury single-family developments being delivered throughout the University Park and University Hills submarkets. Combined with the area's access to I-25, regional transit connectivity, and proximity to major employment centers, these developments continue to reinforce the corridor as a growing mixed-use hub and one of the most strategically positioned infill locations in the Denver metro area.



DENVER, CO

DEMOGRAPHICS

18,121

2025 POPULATION
WITHIN 1 MILE

175,176

2025 POPULATION
WITHIN 3 MILES

469,180

2025 POPULATION
WITHIN 5 MILES

39

MEDIAN AGE
WITHIN 1 MILE

\$127,004

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$135,781

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

8,468

2025 TOTAL HOUSEHOLDS
WITHIN 1 MILE

82,672

2025 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.1

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS

Seller’s Agent: A seller’s agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller’s agent must disclose to potential buyers all adverse material facts actually known by the seller’s agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer’s Agent: A buyer’s agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer’s agent must disclose to potential sellers all adverse material facts actually known by the buyer’s agent, including the buyer’s financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer’s financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party’s agent or as the party’s transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:
2145 S Clermont Street, Denver, CO 80222
or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker’s acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☐ **Customer.** Broker is the ☐ seller’s agent ☐ seller’s transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☐ Show a property ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker’s Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller’s agent or seller’s transaction-broker, Buyer is a customer. When Broker is not the seller’s agent or seller’s transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker’s disclosure of Buyer’s confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER’S DISCLOSURE OF BROKER’S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN’S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker’s records.

Brokerage Firm’s Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.

Broker

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