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erty was 75% leased by multiple tenants, many of which are under month-to-month terms.

■ **DENVER – The Junior League of Denver** purchased the recently vacated office building at 1301 S. Washington St. in Denver and will relocate its headquarters to the 4,600-sf property. The buyer acquired the building from an undis-

closed seller for \$2.1 million. **Karen Landers** and **Solveig Tschudi Lawrence** from **Kentwood Commercial** represented the Junior League.

The buyer is relocating to the Platt Park property from 1140 Delaware St. in Denver's Golden Triangle neighborhood, a building it sold last year to developers Summit Capital Venture Group and Rockefeller Group.

According to Sanders, the

Junior League was attracted to 1301 S. Washington because of its accessibility to Interstate 25, providing a central location for the nonprofit's 2,500-some organization members.

Minor changes are planned for the property before the Junior League takes over full occupancy, including creating some meeting space on the ground floor. The buyer is expected to move in before year-end.

■ **GREENWOOD VILLAGE – Mind Spa PC** signed a five-year lease at Greenwood Place, the approximately 73,000-sf office building at 5340 S. Quebec St. in Greenwood Village. The mental health support and services provider will occupy a 3,494-sf space at the building, opening its first physical location. **Todd Brown** and **Luke Raye** of **Madison Commercial Properties** represented the tenant,

while **Zach Williams** with **Cushman & Wakefield** represented the unnamed landlord.

"The partners at Mind Spa are very excited to begin seeing clients in person. This beautifully updated property will provide the perfect setting. In addition, the property owners and their leasing team were great to work with and made (the transaction) quick and easy," Brown commented. ▲

Bailey's

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ing 8 at Highfield Business Park in Englewood.

The local moving company recently signed a 60,140-sf lease with landlord **Invesco** to occupy the Class A building, constructed in the last two years. **Tyler Carner** and **Jeremy Ballenger** brokered the transaction on behalf of the landlord. The terms of the agreement were undisclosed. Bailey's Moving & Storage will occupy its new space by the end of this month.

CBRE's marketing brochure, made public online, shows that Building 8 totals 159,885 sf. The front-park, rear-load facility offers 21 dock-high doors, four drive-in doors, 24-foot clear heights, ESFR sprinkler systems, and 224 parking spaces, representing a 1.4:1,000 parking ratio.

According to Carner, Building 8 has received strong tenant interest because of its

exceptional southeast location, quality design and easy access to Interstate 25 and E-470. Building 9, delivered at the same time, has garnered similar interest, Carner noted. He said the CBRE team is working on multiple lease deals across the two buildings.



Tyler Carner

■ **METRO DENVER – Russell Gruber** of **Gruber Commercial Real Estate** recently brokered two industrial deals in the Denver metro area.

Gruber represented seller **GI Investments LLC** in its sale of the 16.92-acre heavy industrial site at 4150 E. 60th Ave. in Commerce City. **Waste Connections of Colorado Inc.**, represented by **Ryan Searle** of **Cushman & Wakefield**,

purchased the property for \$8 million.

The asset comprises an office, office/flex and electric substation building, along with three maintenance/storage buildings, totaling 22,974 sf. It also features fenced outside storage. According to Gruber, the buyer plans to occupy the property.

Additionally, Gruber exclusively brokered the off-market sale of the 5,000-sf warehouse building at 4350 Broadway in Denver. Buyer **4350 Broadway Holdings LLC** purchased the property from **4350 N Broadway LLC** for \$1.22 million and plans to fully occupy it.



Russell Gruber

■ **DENVER – SFG ISF Denver 56 LLC** is the new owner of

the 36,300-sf industrial property on 4 acres at 1221 E. 56th Ave. in Denver. According to public records, the buyer purchased the asset from **Allstar Holdings LLC** for \$6.93 million. **Alyssa Tomback** of **Marcus & Millichap's Denver office** exclusively brokered the transaction.



Alyssa Tomback

According to Tomback, the property garnered significant interest, going under contract soon after hitting the market. She attributed the interest to the property's lot size and location. The property ultimately sold to an investor that will enjoy the steady cash flow produced by existing tenant Tribus Services Inc.

The transaction was advantageous for both parties involved, Tomback noted.

"Our team procured a value-add investor seeking an outdoor storage opportunity and assisted the seller in unlocking equity to finance retirement," she said.

■ **METRO DENVER – Tanner Digby** of **Digby Commercial Advisors** recently brokered two lease transactions in the Denver metro area.

Digby exclusively brokered the 6,300-sf lease between tenant **Table Mountain Sales LLC** and landlord **Wild Iris Flower LLC** at 4925 Independence St. in Wheat Ridge. The tenant will occupy the space under a one-year lease term, paying market rent.

Additionally, Digby represented tenant **Montana Sport North America Inc.** in a 5,500-sf lease at 6114 W. 55th Ave. in Arvada. The tenant will occupy its new space under a five-year agreement signed with landlord **Center Denver Industrial Associates II Ltd.** ▲

Red Cliff

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the only apartment offering in the town of Red Cliff, situated 12 miles south of Vail. The team said it was highly sought after due to its adjacency to the only hotel in Red Cliff and one of the town's most frequented restaurants, Mangos.

■ **FORT COLLINS – The four-**

unit multifamily property at 1628 E. Pitkin St. in Fort Collins traded hands between two undisclosed investors. **Kevin Woolsey** of **Kaufman Hagan** brokered the transaction. According to the brokerage firm, the asset sold for \$1.09 million, or \$271,250 per unit, representing a 5.18% cap rate. The transaction was not yet recorded in public records when

this story went to press.

The 1970s asset features two two- and two three-bedroom townhouse-style units. Woolsey said it has a reliably consistent tenant base due, in part, to its location less than 2 miles from the Colorado State University campus.

■ **DENVER – Nava Real**

Estate Development's 196-unit Lakehouse condominium community at 4200 W. 17th Ave. in Denver recently sold out after averaging nine sales per month during the last year.

Built in collaboration with **GH Phipps Construction Cos.** and architects **Stantec and Muñoz + Albin**, Lakehouse is the first residential development in Colora-

do to achieve WELL Gold certification under the WELL Building Standard program. The property features MERV-13 building air filtration and floor-to-ceiling windows that maximize natural daylight. Residents also have access to a full-time wellness concierge and an organic urban farm on the 26,000-sf terrace overlooking Sloan's Lake. ▲

Plutus

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of **Waypoint Real Estate** represented the buyer, while **Jake Hallauer** with **NAI Affinity** represented the seller.



Nick Norton

According to Norton, a long-term tenant occupies the 4,390-sf building. Res-

taurant 415, serving updated American classics, lists the address as its location.

The buyer is local to Fort Collins and wanted to invest in the familiar market, Norton said. He added that there are no planned improvements for the property, with operations expected to continue as usual.

■ **LAKESWOOD – Galaxy Land Company LLC** purchased the 6,237-sf retail building at 457

Wadsworth Blvd. in Lakewood from seller **457 Wadsworth LLC**. The property traded for \$1.92 million. **Jeffrey Hirschfeld** of **Antonoff & Co.** represented the buyer in the deal, while **Chris Wiedenmayer** of **CW Real Estate Partners** represented the seller.

Located near the Wadsworth Boulevard and West Sixth Avenue interchange, the building features monument signage and ample parking on a surface lot.

It is 100% occupied by tenants Desert Gems, A Nail Salon and CPA.

■ **LONGMONT – Longs Peak Learning Center** acquired the 3,294-sf building it's been occupying for the last five years at 1444 E. Third Ave. in Longmont. The user purchased the property from **Bs Builders LLC** for \$1.2 million. **Ed Regel** of **Regel & Associates** represented the buyer, while **Keith Kanemo-**

to of Re/Max Traditions represented the seller.

According to Regel, Longs Peak Learning Center will make some cosmetic improvements to the 2007-built facility. Otherwise, the user's child care operations should continue as normal. ▲



Ed Regel