Gold

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building at 6530 S. Yosemite St. in Greenwood Village. The buyer acquired the property from **DLJ LLC** for $4.6 million.

According to Gold, the buyer will occupy approximately 6,000 sf at the building with its accounting firm. It outgrew its previous location in Centennial, bolstering the acquisition and move. The buyer will remodel its space before occupying it. The balance of the building is occupied by other traditional office users, and 2,500 sf remains available.

Gold also brokered the sale of the 6,542-sf office building at 3605 S. Tamarac Drive in Denver on behalf of seller **East Warren Ave LLC. ZPC Holdings LLC,** represented by **Rachel Colorosa** of **KW Commercial,** purchased the property for $1.5 million.

Additionally, Gold brokered two separate office condominium sales. **Nandu Properties LLC** purchased the 2,860-sf condo at 99 Inverness Drive E., Unit 125, in Englewood for $586,162 from **Four-Bagger Enterprises LLC.** Buyer **1191 South Parker Road #101 Denver CO 80231 LLC** purchased the 1,951-sf condo at 1191 S. Parker Road, No.1, in Denver for $340,275 from **Loizeaux & Katz LLC.**

■ CENTENNIAL – **Hamilton International Colorado LLC,** an entity of **Hamilton Staffing Solutions,** purchased the 22,424-sf office building at 7208 S. Tucson Way in Centennial. The buyer acquired the property from **RCH Properties LLC** for $2.4 million. **Brandon Kramer** and **Chadd Nelson** of **Marcus & Millichap** represented the seller, while **Brian Cox** of **Lee & Associates Denver** represented the buyer.

Despite the office market presenting recent challenges to investors, users with successful businesses continue to look to acquire the product type, Cox noted. He said Hamilton Staffing Solutions will immediately occupy 2,400 sf at the building and expand into it as the business grows. The property represents Hamilton Staffing Solutions' first permanent location in Colorado. It has a significant presence in Florida and is foraying into the Denver market because several of its principals have relocated to the area, Cox noted.



Brian Cox

The buyer will cure some deferred maintenance and make cosmetic improvements to the building, Cox said. Several traditional office users occupy the balance of the building, providing income to the buyer.



The office building at 7208 S. Tucson Way in Centennial is under new ownership.

■ METRO DENVER – **Digby Commercial Advisors** recently brokered two separate sales transactions in Denver and Northglenn.

Tanner Digby and **Charles Anania** represented seller **Jagrata Holdings LLC** in the $1.03 million sale of 2240 Clay St., Unit 100, in Denver. **River Clay By Lark + CO LLC** purchased the 1,242 sf property.

According to Digby, the property garnered significant interest from prospective buyers because of its central location. The buyer is a residential real estate brokerage firm that will utilize the space for its office, Digby noted.



Tanner Digby

Digby also exclusively brokered the sale of the 1,841-sf commercial property at 11166 Huron St., No. 27, in Northglenn. **Winterset Holdings LLC** purchased the property from **Midway Homes LLC** for $265,000. The buyer plans to remodel the property's interior and rent it out, Digby said.

■ DENVER – **Evolucion Innovations Inc.** leased 10,700 sf at 852 Broadway in Denver from landlord **848 Broadway LLC. NAI Shames Makovsky's Joey Gargotto** and **Todd Snyder** brokered the transaction on behalf of the landlord. The terms of the agreement were undisclosed.

■ DENVER – A vintage office condominium in Denver's Golden Triangle neighborhood recently traded hands.

DGIA Holdings LLC purchased the 1,429-sf office condo at 144 W. 11th Ave., Unit 2, in Denver from **Karen Buck** in a probate sale. **Riggs Winz** of **Colliers International** represented the buyer in the transaction, while **Fuller Real Estate's John Becker** and **Mike Haley** marketed the property for sale.

Built in 1930, the office condo features updated paint and wood floors, decorative molding and a transom window. The property also includes a reserved parking space. ▲

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