Offering Memorandum

4605 N. Quebec Street
Denver, CO 80216

PANORAMA COMMERCIAL GROUP

Disclaimer

Panorama Commercial Group

This Offering Memorandum is confidential, furnished solely for the purpose to provide information to prospective buyers and to establish an initial preliminary level of interest in acuirinig the property described herein, and is not to be used for any other purpose or made available to any other person without the express written consent of Panorama Commercial Brokerage LLC.

It is expressly understood by prospective buyers that the broker and their affiliated licensee(s), officers, agents and employees, hereinafter referred to collectively as "Panorama Commercial Brokerage LLC" does not warrant or represent the present or future value, the tenants, leases, operating history, size by square footage or by any other measurement, condition, any improvements, structure or structure systems or any aspect of the property, including but not limited to the actual number of appliances being conveyed or any potential environmental problems that may exist, nor do they hold themselves out to be experts in quality, design and construction.

The information in this Offering Memorandum has been obtained for sources we believe to be reliable; however, Panorama Commercial Brokerage LLC has not conducted an investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any Pro Forma, financial models, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.

No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the written authorization of Panorama Commercial Brokerage LLC. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

PANORAMA COMMERCIAL GROUP

Table of Contents

4605 N. Quebec Street

1 Executive Summary

2 Property Overview

3 Location & Demographics

1

Executive Summary

4605 N. Quebec Street

PANORAMA COMMERCIAL GROUP

Property Summary

4605 N. Quebec Street

Meticulously designed by a Grammy nominated recording artist, no detail was spared in the build out of 4605 N Quebec. This turnkey video/audio production and recording studio in Denver can also accommodate live performances and audiences. With great access to several amenities and local venues, this studio is not to be overlooked by any content creator.

PROPERTY HIGHLIGHTS

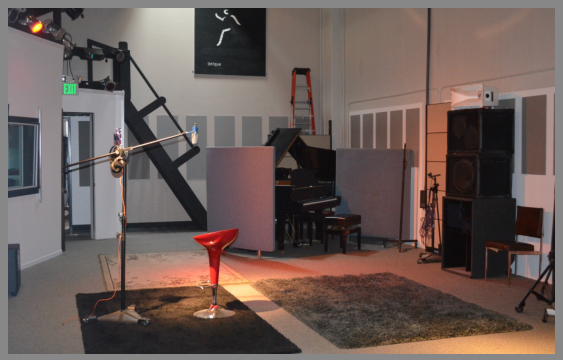
SF	3,400
Year Built	2007
Parking	1.14/1,000 SF

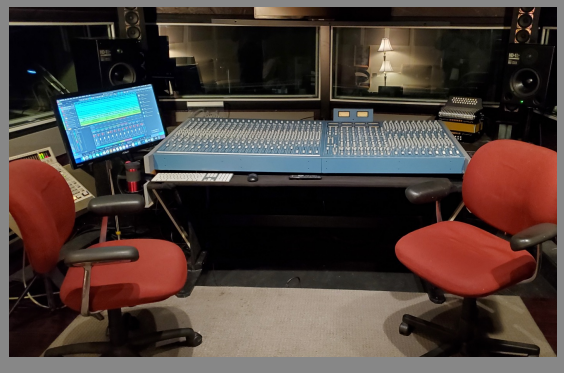
PROPERTY HIGHLIGHTS

- Rare, state-of-the-art recording/video studio
- Located in Enterprise Zone
- Equipment available for purchase separately – contact listing broker for more details
- Studio designed by Grammy-Nominated recording artist

INVESTMENT HIGHLIGHTS:

Price	$795,000
$/SQFT	$233.82
Zoning	I-B





PANORAMA COMMERCIAL GROUP

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

2

Property Overview

4605 N. Quebec Street

PANORAMA COMMERCIAL GROUP

Description

4605 N. Quebec Street

4605 N Quebec St is currently home to Emotional Logic- a recording & video production studio, record label, and publisher that also does its own mastering. The studio is owned and was meticulously designed & built by a Grammy-nominated producer and vocalist who has spent decades in the music industry in Hollywood, Houston, Washington DC, and now resides in Denver.

The studio is dynamic in that it is set up not just for audio recording, but also video recording and live performances. Music videos and interviews are regularly filmed there and live performances and concerts are held in the main studio room with audiences. Editing, mixing, and mastering of all video and audio recordings are also done in studio.

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

Description

4605 N. Quebec Street

The owners spent two years searching for the ideal property to build a studio- and after looking at 40 or so locations they found the perfect space at Stapleton Plaza, an industrial/flex condo park. Some of the reasons they chose the current location include:

- Prime location with access to I-70 and located in the prestigious Northfield Stapleton Neighborhood
- Ceiling heights of 20’ which makes for an ideal room for recording drums and other natural instruments
- Location is in a low noise and low crime area with a very substantial HOA that allows for on heavy mechanical businesses- which means no noise interference
- Stapleton Plaza, built in 2007, has concrete block walls between every tenant- again helping with noise interference
- The studio is an end cap and is located in a low fly zone, meaning there are hardly ever any airplanes, helicopters, or other airborne vehicles flying overhead
- Many nearby amenities
- Climate controlled
- 220v power

PANORAMA COMMERCIAL GROUP

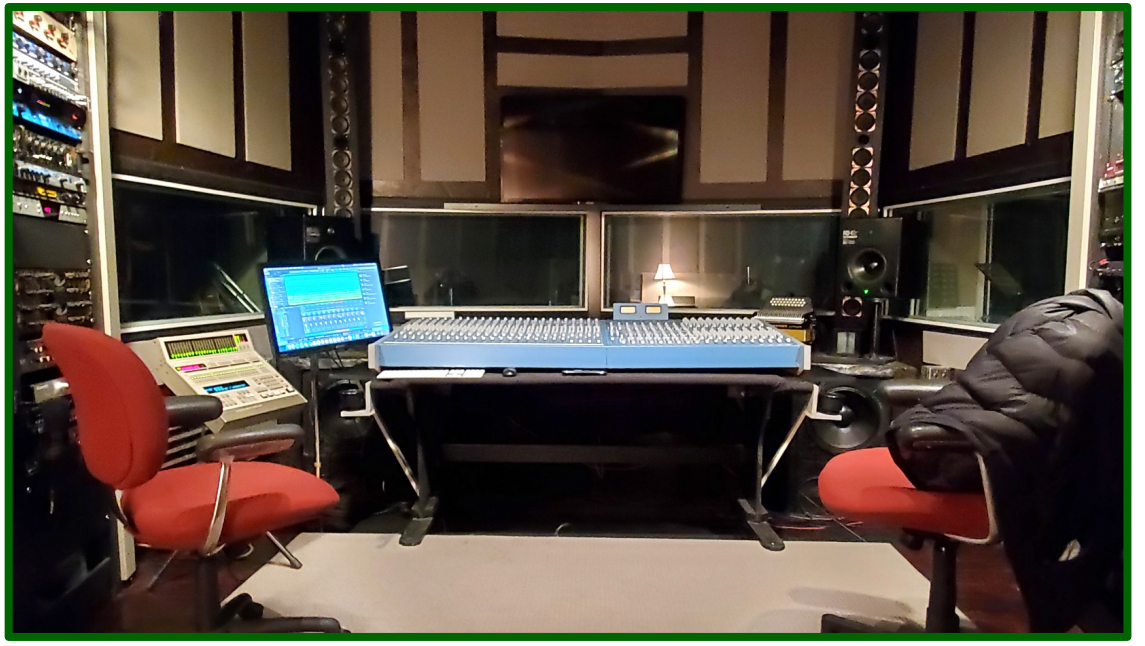
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

Description

4605 N. Quebec Streetc

When you step inside the unit, you will see the methodical and carefully planned out design that went into the build-out of the studio.

- All interior construction is non-supporting walls and built for correct sound displacement and reinforcement
- All major walls are 14 inches thick, 2 layers with a sound lock interior in each wall
- All construction was done with screws only, no nails
- Over $5,000 worth of green glue, which solidifies all contacting surfaces, was used
- The 3 sound booths, drum sound booth, full length vocal booth, prepared vocal booth, and control room all have windows where you can see into each other, so no one room is 'blind' from the other
- Control room and all booths and all walls in the studio have no parallel walls- the main wall separating the control booth and the main room also have a 4-degree incline from bottom to top



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

Description

4605 N. Quebec Street

The equipment and set up of the studio are also impressive and boasts the following:

- Set up for 48 mic inputs which go into mic pre-amps using Antelope 32 plus A to D and D to A
- The analog board is a Speck 64 input line level mixer with warm analog filtering
- The studio is fully digital and analog compatible
- Choice of Tascam DA100 or old school Ampex MM- 1000 recording decks
- Mix down can be digital or analog using DSD Tascam DA3000 digital deck or Sony APR50003 Analog with ¼ inch OR ½ inch tape
- Main Rack consists of 24 mic pres and Stereo Avalon pres
- Mic Room contains over 40 vintage tube and contemporary microphones
- Cables and recording accessories also included
- Studio's use as a Video Room has been established for Live Recordings and Video, with Green Screen and 200 amps of Analog Lights and Spotlight
- Separate video editing room with Mac computer and sound system
- Dual entrylock system for safety

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

Description

4605 N. Quebec Street

In addition to the studio, the unit has:

- Front reception room/office/waiting room,
- Kitchen
- Private restroom
- Large storage area that could be further built out or continue to serve as storage

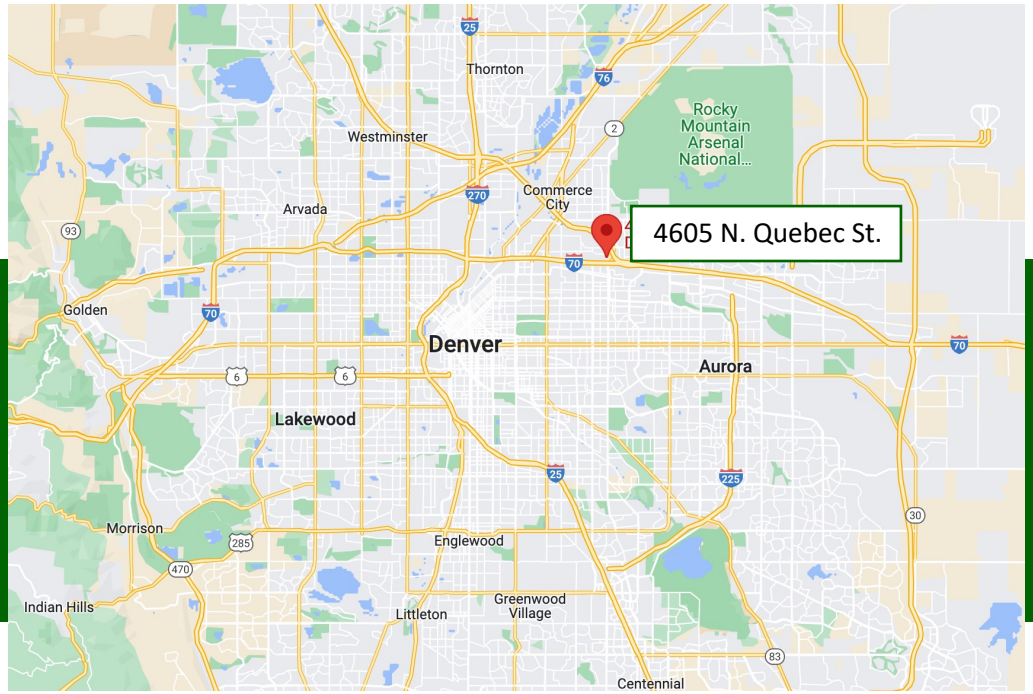
*For a full list of equipment available, please contact listing broker

PANORAMA COMMERCIAL GROUP

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

Property Maps

4605 N. Quebec Street



PANORAMA COMMERCIAL GROUP

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

Amenities

4605 N. Quebec Street

4605 N. Quebec St.

SUBJECT PROPERTY

PANORAMA COMMERCIAL GROUP

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

Local Venues

4605 N. Quebec Street

4605 N. Quebec St.

SUBJECT PROPERTY

PANORAMA COMMERCIAL GROUP

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

3

Location & Demographics

4605 N. Quebec Street

PANORAMA COMMERCIAL GROUP

Denver CO

Mile-High City

Founded in 1858, Denver is Colorado's capitol city. Today the "Queen City of the Plains" is the nation's 19th largest city, and the most populous city within a 500-mile radius.

With its unparalled natural and built environment, Denver offers a strong housing market, enviable lifestyle options, one of the fastest-growing economies in the country and award-winning multimodal transportation that attracts employers and employees to this place.

#2

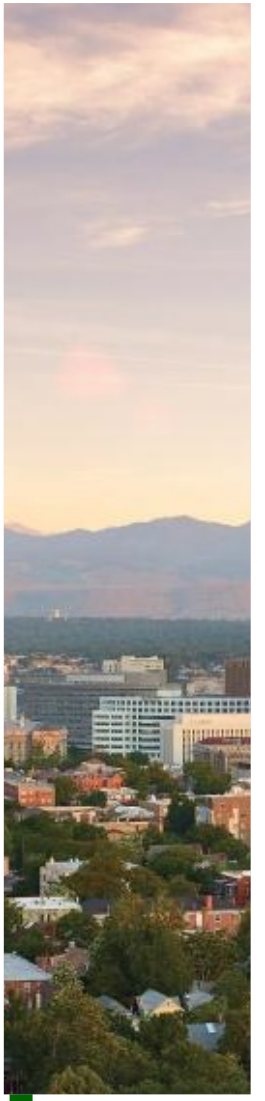
Best Places to Live

(US News & World Report)

#4

High Growth Density

(Surge Cities Inc.)



PANORAMA COMMERCIAL GROUP

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

Mile-High City

Denver CO

Development

Between 2016 and early 2018, 49 development projects were either under construction or completed downtown, representing more than $3 billion in investment.

Employment

More than 130,000 people work in Downtown Denver; employment is up 17% since 2010. Denver's unemployment rate was 3.2% as of July 2018.

Mobility

About 60% of Downtown Denver employees use transit, walk, bike or ride shares to work. Commuting by bike into Downtown Denver has increased by an estimated 25% in the past year.

Office Space

Downtown Denver has more than 37 million square feet of office space. 1.6 million square feet of space was added in the past three years, and another 1.6 million square feet is under construction or planned.

Retail

More than 1,000 retail establishments, representing over 4.1 million square feet of space, are located downtown. Retail sales tax collections in Downtown Denver have increased almost 60% since 2010, are on the rise, and retail vacancy is at a low 4.3%.

Tourism

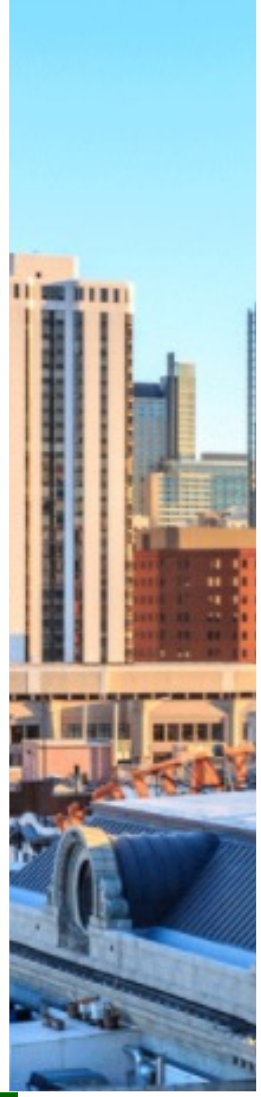
In 2016, Denver welcomed 16.4 million overnight visitors who spent $5 billion. Downtown Denver has 35 hotels with a total of 9,500 hotel rooms and more than 500,000 square feet of meeting space. The Colorado Convention Center welcomed nearly 1 million people at more than 210 events in 2017.

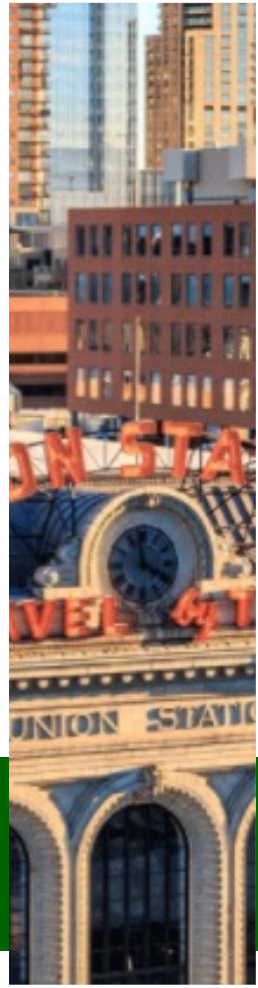
PANORAMA COMMERCIAL GROUP

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

Denver CO

Home to Fortune 500 Companies





300 Days of

Sun a Year.

PANORAMA COMMERCIAL GROUP

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

4605 N. Quebec Street

Property Demographics

Detail Report

Bldg B

4605 Quebec St, Denver, CO 80216

Building Type:	**Flex**	Warehse Avail:	**-**
RBA:	**21,880 SF**	Office Avail:	**-**
Typical Floor:	**21,880 SF**	% Leased:	**100%**
Total	**0 SF**	Rent/SF/Yr:	**-**

Radius	**1 Mile**		**3 Mile**		**5 Mile**	
Population						
2026 Projection	3,186		101,614		345,917	
2021 Estimate	2,856		95,351		326,107	
2010 Census	1,336		74,287		261,872	
Growth 2021 - 2026	11.55%		6.57%		6.07%	
Growth 2010 - 2021	113.77%		28.35%		24.53%	
2021 Population by Age	**2,856**		**95,351**		**326,107**	
Age 0 - 4	181	6.34%	5,926	6.21%	20,329	6.23%
Age 5 - 9	192	6.72%	6,309	6.62%	20,096	6.16%
Age 10 - 14	192	6.72%	6,508	6.83%	20,249	6.21%
Age 15 - 19	155	5.43%	5,860	6.15%	18,672	5.73%
Age 20 - 24	139	4.87%	5,874	6.16%	20,275	6.22%
Age 25 - 29	248	8.68%	9,232	9.68%	35,381	10.85%
Age 30 - 34	280	9.80%	9,104	9.55%	34,739	10.65%
Age 35 - 39	282	9.87%	8,329	8.74%	29,231	8.96%
Age 40 - 44	256	8.96%	7,255	7.61%	23,422	7.18%
Age 45 - 49	242	8.47%	6,784	7.11%	21,106	6.47%
Age 50 - 54	188	6.58%	5,614	5.89%	17,714	5.43%
Age 55 - 59	147	5.15%	4,964	5.21%	16,481	5.05%
Age 60 - 64	114	3.99%	4,222	4.43%	14,745	4.52%
Age 65 - 69	90	3.15%	3,421	3.59%	12,315	3.78%
Age 70 - 74	65	2.28%	2,509	2.63%	9,046	2.77%
Age 75 - 79	39	1.37%	1,533	1.61%	5,417	1.66%
Age 80 - 84	23	0.81%	979	1.03%	3,416	1.05%
Age 85+	21	0.74%	928	0.97%	3,471	1.06%
Age 65+	238	8.33%	9,370	9.83%	33,665	10.32%
Median Age	**35.70**		**34.40**		**34.00**	
Average Age	**35.30**		**35.30**		**35.50**	

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

4605 N. Quebec Street

Property Demographics

Detail Report

Bldg B 4605 Quebec St, Denver, CO 80216						
Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2021 Population By Race	**2,856**		**95,351**		**326,107**	
White	2,048	71.71%	70,110	73.53%	246,140	75.48%
Black	510	17.86%	16,851	17.67%	50,074	15.36%
Am. Indian & Alaskan	26	0.91%	1,950	2.05%	6,334	1.94%
Asian	123	4.31%	2,596	2.72%	10,480	3.21%
Hawaiian & Pacific Island	7	0.25%	151	0.16%	768	0.24%
Other	142	4.97%	3,693	3.87%	12,311	3.78%
Population by Hispanic Origin	**2,856**		**95,351**		**326,107**	
Non-Hispanic Origin	2,454	85.92%	62,607	65.66%	209,860	64.35%
Hispanic Origin	402	14.08%	32,744	34.34%	116,247	35.65%
2021 Median Age, Male	**35.90**		**34.10**		**34.00**	
2021 Average Age, Male	**35.10**		**34.80**		**35.20**	
2021 Median Age, Female	**35.50**		**34.70**		**34.00**	
2021 Average Age, Female	**35.50**		**35.90**		**35.90**	
2021 Population by Occupation Classification	**2,260**		**75,431**		**261,691**	
Civilian Employed	1,543	68.27%	48,253	63.97%	171,452	65.52%
Civilian Unemployed	68	3.01%	3,457	4.58%	13,120	5.01%
Civilian Non-Labor Force	649	28.72%	23,676	31.39%	76,980	29.42%
Armed Forces	0	0.00%	45	0.06%	139	0.05%
Households by Marital Status						
Married	446		14,363		43,261	
Married No Children	186		6,215		21,045	
Married w/Children	260		8,148		22,217	
2021 Population by Education	**2,067**		**69,039**		**245,550**	
Some High School, No Diploma	122	5.90%	10,821	15.67%	39,866	16.24%
High School Grad (Incl Equivalency)	240	11.61%	12,856	18.62%	43,754	17.82%
Some College, No Degree	405	19.59%	12,478	18.07%	48,253	19.65%
Associate Degree	71	3.43%	4,165	6.03%	19,065	7.76%
Bachelor Degree	665	32.17%	15,634	22.65%	54,220	22.08%
Advanced Degree	564	27.29%	13,085	18.95%	40,392	16.45%

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

4605 N. Quebec Street

Property Demographics

Detail Report

Bldg B 4605 Quebec St, Denver, CO 80216						
Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2021 Population by Occupation	**3,015**		**90,822**		**319,027**	
Real Estate & Finance	112	3.71%	3,567	3.93%	10,999	3.45%
Professional & Management	1,321	43.81%	30,939	34.07%	102,339	32.08%
Public Administration	65	2.16%	1,792	1.97%	5,639	1.77%
Education & Health	453	15.02%	11,030	12.14%	35,684	11.19%
Services	127	4.21%	7,344	8.09%	31,312	9.81%
Information	40	1.33%	1,471	1.62%	5,212	1.63%
Sales	275	9.12%	9,004	9.91%	31,585	9.90%
Transportation	61	2.02%	2,706	2.98%	11,347	3.56%
Retail	115	3.81%	4,024	4.43%	14,493	4.54%
Wholesale	53	1.76%	1,280	1.41%	4,772	1.50%
Manufacturing	97	3.22%	2,747	3.02%	10,024	3.14%
Production	104	3.45%	4,675	5.15%	18,179	5.70%
Construction	52	1.72%	4,391	4.83%	16,685	5.23%
Utilities	67	2.22%	2,643	2.91%	8,998	2.82%
Agriculture & Mining	19	0.63%	645	0.71%	2,071	0.65%
Farming, Fishing, Forestry	0	0.00%	204	0.22%	716	0.22%
Other Services	54	1.79%	2,360	2.60%	8,972	2.81%
2021 Worker Travel Time to Job	**1,408**		**44,588**		**159,209**	
<30 Minutes	815	57.88%	27,598	61.90%	98,470	61.85%
30-60 Minutes	558	39.63%	14,393	32.28%	49,774	31.26%
60+ Minutes	35	2.49%	2,597	5.82%	10,965	6.89%
2010 Households by HH Size	**456**		**25,406**		**101,656**	
1-Person Households	147	32.24%	6,836	26.91%	36,796	36.20%
2-Person Households	137	30.04%	7,409	29.16%	29,069	28.60%
3-Person Households	64	14.04%	3,948	15.54%	12,571	12.37%
4-Person Households	61	13.38%	3,604	14.19%	10,657	10.48%
5-Person Households	26	5.70%	1,786	7.03%	5,992	5.89%
6-Person Households	10	2.19%	902	3.55%	3,150	3.10%
7 or more Person Households	11	2.41%	921	3.63%	3,421	3.37%
2021 Average Household Size	**2.40**		**2.70**		**2.40**	
Households						
2026 Projection	1,219		35,125		135,419	
2021 Estimate	1,085		32,919		127,501	
2010 Census	456		25,406		101,656	
Growth 2021 - 2026	12.35%		6.70%		6.21%	
Growth 2010 - 2021	137.94%		29.57%		25.42%	

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

4605 N. Quebec Street

Property Demographics

Detail Report

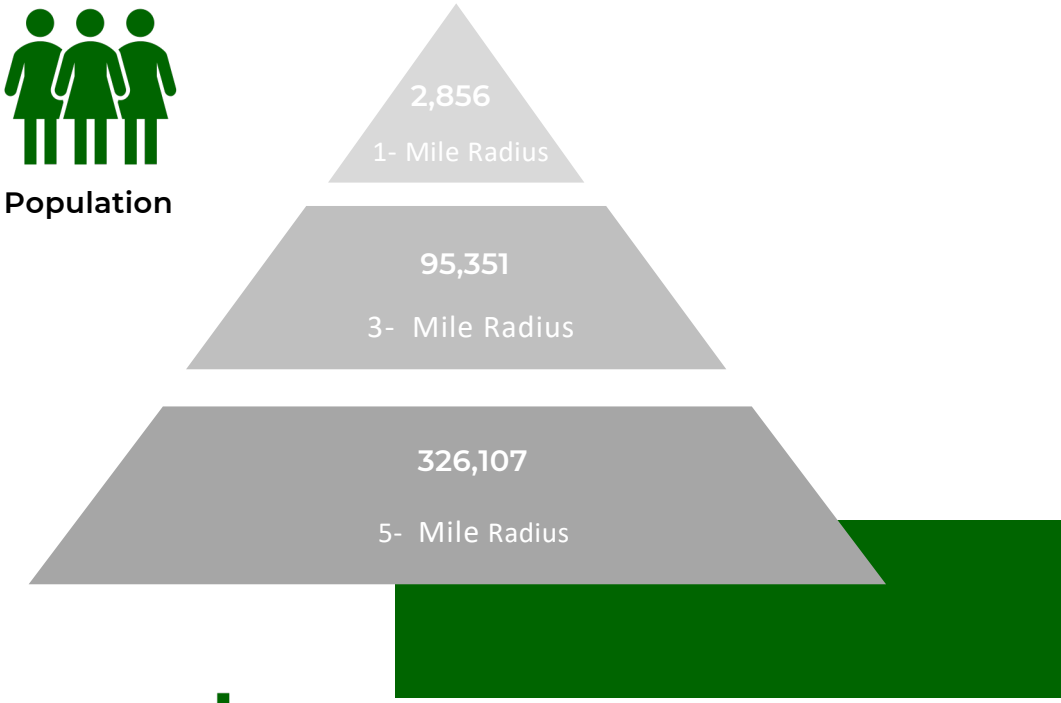
Bldg B 4605 Quebec St, Denver, CO 80216						
Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2021 Households by HH Income	**1,086**		**32,917**		**127,501**	
<$25,000	91	8.38%	4,342	13.19%	21,326	16.73%
$25,000 - $50,000	104	9.58%	5,407	16.43%	22,218	17.43%
$50,000 - $75,000	133	12.25%	4,985	15.14%	21,248	16.66%
$75,000 - $100,000	120	11.05%	3,870	11.76%	15,308	12.01%
$100,000 - $125,000	106	9.76%	3,250	9.87%	12,564	9.85%
$125,000 - $150,000	141	12.98%	2,622	7.97%	9,376	7.35%
$150,000 - $200,000	142	13.08%	3,271	9.94%	10,072	7.90%
$200,000+	249	22.93%	5,170	15.71%	15,389	12.07%
2021 Avg Household Income	**$144,969**		**$115,750**		**$102,013**	
2021 Med Household Income	**$122,405**		**$86,140**		**$73,661**	
2021 Occupied Housing	**1,086**		**32,918**		**127,500**	
Owner Occupied	670	61.69%	20,255	61.53%	60,944	47.80%
Renter Occupied	416	38.31%	12,663	38.47%	66,556	52.20%
2010 Housing Units	**1,132**		**34,605**		**134,639**	
1 Unit	774	68.37%	26,622	76.93%	76,112	56.53%
2 - 4 Units	100	8.83%	2,476	7.16%	8,984	6.67%
5 - 19 Units	129	11.40%	2,977	8.60%	18,061	13.41%
20+ Units	129	11.40%	2,530	7.31%	31,482	23.38%
2021 Housing Value	**670**		**20,256**		**60,943**	
<$100,000	3	0.45%	322	1.59%	1,777	2.92%
$100,000 - $200,000	6	0.90%	622	3.07%	3,036	4.98%
$200,000 - $300,000	13	1.94%	1,470	7.26%	8,396	13.78%
$300,000 - $400,000	155	23.13%	4,751	23.45%	12,854	21.09%
$400,000 - $500,000	108	16.12%	3,410	16.83%	8,885	14.58%
$500,000 - $1,000,000	364	54.33%	8,617	42.54%	21,186	34.76%
$1,000,000+	21	3.13%	1,064	5.25%	4,809	7.89%
2021 Median Home Value	**$568,681**		**$486,891**		**$449,617**	
2021 Housing Units by Yr Built	**1,136**		**34,965**		**136,152**	
Built 2010+	640	56.34%	7,666	21.92%	25,405	18.66%
Built 2000 - 2010	316	27.82%	5,264	15.06%	15,482	11.37%
Built 1990 - 1999	8	0.70%	439	1.26%	4,751	3.49%
Built 1980 - 1989	5	0.44%	877	2.51%	5,482	4.03%
Built 1970 - 1979	6	0.53%	1,671	4.78%	12,709	9.33%
Built 1960 - 1969	18	1.58%	2,526	7.22%	14,196	10.43%
Built 1950 - 1959	105	9.24%	7,317	20.93%	21,635	15.89%
Built <1949	38	3.35%	9,205	26.33%	36,492	26.80%
2021 Median Year Built	**2010**		**1963**		**1966**	

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

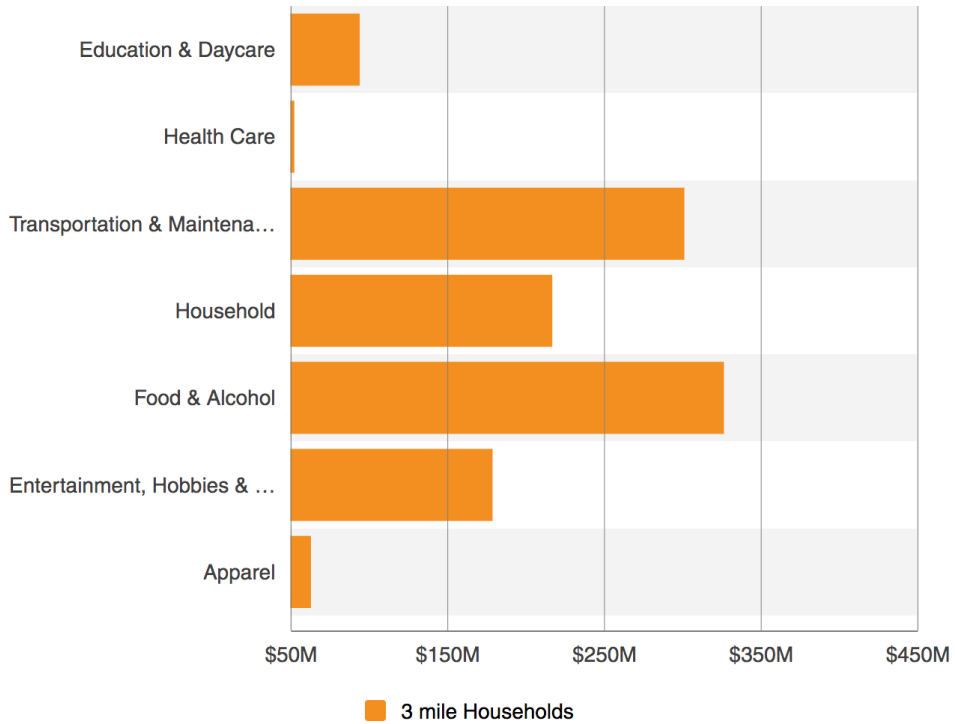
4605 N. Quebec Street

Property Demographics

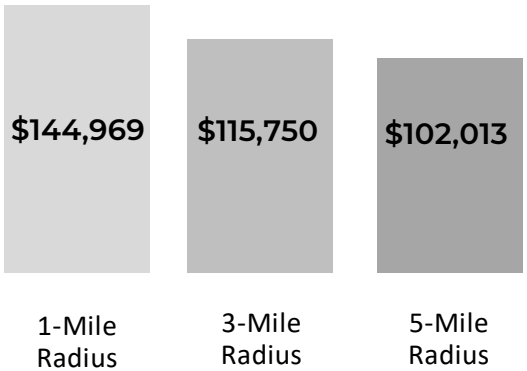
Population



Consumer Spending



Household Income



PANORAMA COMMERCIAL GROUP

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer and Seller must verify the information and bears all risk for any inaccuracies.

PANORAMA COMMERCIAL GROUP

Claire Hertel

Broker Associate

303.506.2918

Claire@PanoramaCommercialGroup.com