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FOR IMMEDIATE RELEASE
December 10, 2020

BESPOKE HOLDINGS COMPANY ANNOUNCES ACQUISITION OF EXCEPTIONAL FLEX INDUSTRIAL PROPERTY IN DESIRABLE COORS TECH LOCATION

Renovations Will Create Ideal Environment for Tenant with Mixed Office and Vehicle
Fleet Requirements

Golden, CO – 1BDecember 10, 2020– Bespoke Holdings Company is pleased to announce the acquisition of the 14,492 sq ft flex industrial property at 16360 Table Mountain Parkway in Golden, CO. The property is situated west of Denver at the foot of North Table Mountain in Golden, Colorado. It is set in the high-caliber industrial area known as the “Coors Tech” location. With a business park-like setting, it is an ideal hybrid of manufacturing and warehousing requirements with workforce amenities. The 3+ acre property feels more like a lifestyle community than a work environment!

“We are proud to include this property in our portfolio. This area of Golden is upscale industrial with incredible lifestyle opportunities for the people who work here. We always seek to ensure our properties are designed to help our tenants’ businesses grow and ensure that the space and the community in which they reside suit their company culture. 16360 Table Mountain is an excellent investment for us and for our Fix-It 24/7 tenant” – Blair Eklund, CEO & Founder Bespoke Holdings Company

Mark Berry, BHC’s Lead Property Manager, is spearheading a \$250,000 renovation on the 13-year-old building. A new tenant has been secured and the renovations are being tailored to their needs, specifically increasing office space and indoor and outdoor parking.

“16360 is an incredibly sound opportunity both for us and for our tenant. This is the kind of property and situation our leadership team seeks – one where the improvements meet the tenant’s needs and contributes to the overall valuation of the building long-term.” – Mark Berry, Bespoke Holdings Company Head Property Manager

The building currently boasts six (6) drive-in bays, 22-32' ceilings, a sprinkler system, elevator, industrial-grade electrical power, radiant-heated warehouse and trucking area, five (5) finished offices, a modern, welcome mezzanine with an array of west-facing windows, and over 3 acres of professionally landscaped grounds surrounding abundant parking and offering mountain views. Upon completion of the improvements, an additional four (4) executive offices will be added, along with a stunning conference room that will showcase an over-sized garage-door wall to allow Colorado's famously warm climate to flow in. The scale of this property also allows for future applications such as a large, leasable yard with a separate driveway access already in place.

The new tenant, Fix-It 24/7 (a leader in HVAC, electrical, and plumbing services) will utilize the facility for both administrative and vehicle fleet use. Companies like Fix-It 24/7 find the area's proximity to the Interstate and state highways, ease of local traffic flow, and large acreages especially appealing. The proximity to Denver and its International Airport adds additional benefits to tenants and owners alike.

About Bespoke Holdings Company

Bespoke Holdings Company offers tailor-made real estate investments founded on integrity and built for sound potential returns. The company is uniquely structured to be able to buy efficiently and intelligently by applying a rigorous, proprietary vetting process to every opportunity. Bespoke furthers the command of excellent real estate investing by co-investing in every asset and by offering proven, dedicated property management services committed to seeing every tenant and property succeed. Each member of the Bespoke community of investors, brokers, tenants, and employees is equally valued and cared for in this confident arrangement that breeds success for all stakeholders.

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