



Denver – Nexus Commercial Realty, LLC, has closed the sale of 2203 S Josephine St, a 12,707 SF sorority house at the University of Denver for the sale price of \$2,100,000. Benton C Adams of Nexus represented the Seller and Austin Smith of Nexus represented the buyer.

This asset was last transacted in 1991 and has been under the same ownership and management ever since.

2203 S Josephine St is conveniently located off South Josephine St and East Warren Avenue in the heart of the University of Denver's student housing submarket.

The buyer plans to negotiate a lease extension for the current tenant and continue to operate the building in the same capacity as it has for the past 30 years. The seller plans to reposition itself into other markets outside of Colorado.

Please call or email today to find out how we are different than the average apartment advisors.

#### About Nexus Commercial Realty, LLC:

Nexus is a full-service firm for the commercial real estate industry in Denver. Specializing in high caliber solutions developed for owners and investors, we deliver specialized services such as acquisitions, dispositions, seller representation, buyer representation, and consultation regarding commercial properties. We provide high caliber services to owners and investors delivered with the focused attention only a privately-owned firm can offer. With over 25 years of combined experience, our Colorado roots are deep because our market experience in commercial real estate is firsthand. This positions us to help clients reach their business and financial goals while ensuring their best interests are always protected. As a team, we might not appear as your typical brokerage - and that's by design. Even though we've been in the industry for more than two decades, we are as enthusiastic, energetic and collaborative as when we first started. At Nexus, there is no internal competition because our purpose is aligned. This reduces internal competition and makes us more productive on a per broker/agent basis. We love coming to work every day because we love helping our clients achieve their goals. You might find us in jeans instead of slacks, outside meeting people instead of in our office. We do things differently because we are different.

For more information, please visit [www.nexus-cr.com](http://www.nexus-cr.com).