



OFFICE PLAZA SOUTH
11152 HURON ST | UNIT 208
NORTHGLENN, CO 80234



EXECUTIVE SUMMARY

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1 | EXECUTIVE SUMMARY



11152 HURON ST UNIT 208 | OFFERING

THE OFFERING

Plaza South Office Condominium is a two-story property constructed in 2000. Unit 208 is a 1,280/SF office space offered for Sale or lease. The office space can be purchased for \$215.00/SF and is available for lease with a rate of \$19.50-\$21.50/SF Modified Gross with \$0.50/SF annual escalations. The Unit's functional layout offers a reception, conference room, break room, private restrooms, closet, and three offices. The Unit is accessed through a shared lobby with directories and has elevator access to the second floor second-floor. The build is located on the North side of Winburn Park in Northglenn between W 120th Ave and W 104th Ave on Huron Street, with quick access to I-25. This Office condo is perfect for a small business to own or lease a nicely finished professional workspace.

OFFERING TERMS

INVESTMENT

Price:	\$275,200.00
Price Per SF:	\$215.00
Unit 208 SF:	1,280

ESTIMATED EXPENSES

Taxes 2023	\$5.96 /SF	\$7,628.76
Insurance	\$0.35 /SF	\$452.00
Association Fee (\$363.00 Monthly)	\$3.40 /SF	\$4,356.00
Utilities	\$0.63 /SF	\$804.94
HVAC	\$0.37 /SF	\$468.80
Total	\$10.71 /SF	\$13,710.50

HIGHLIGHTS

- Available office condo 1,280/SF.
- For sale at \$215.00/SF
- For Lease at \$19.50-\$21.50/SF modified gross.
- Kitchenette and ADA restroom.
- Surface Parking.
- High-end Tenant Finish.
- Adjacent to Winburn Park.

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.





2 | PROPERTY OVERVIEW



11152 HURON ST UNIT 208 | OFFERING

PROPERTY DETAILS

CITY:	Northglenn
COUNTY:	Adams
SUBMARKET:	North Denver
BUILDING TYPE:	Office Condo
YEAR OF CONSTRUCTION:	2000
BUILDING SIZE:	20,472
STORIES:	2
TENANCY:	Multiple
PARKING:	Surface



UNIT 208

SQUARE FOOTAGE:	1,280/Sf
PARCEL NUMBER:	171910205038
LEGAL DESCRIPTION:	CONDO: OFFICE PLAZA SOUTH CONDOMINIUMS UNIT:8 DESC:BLDG 7 (11152)

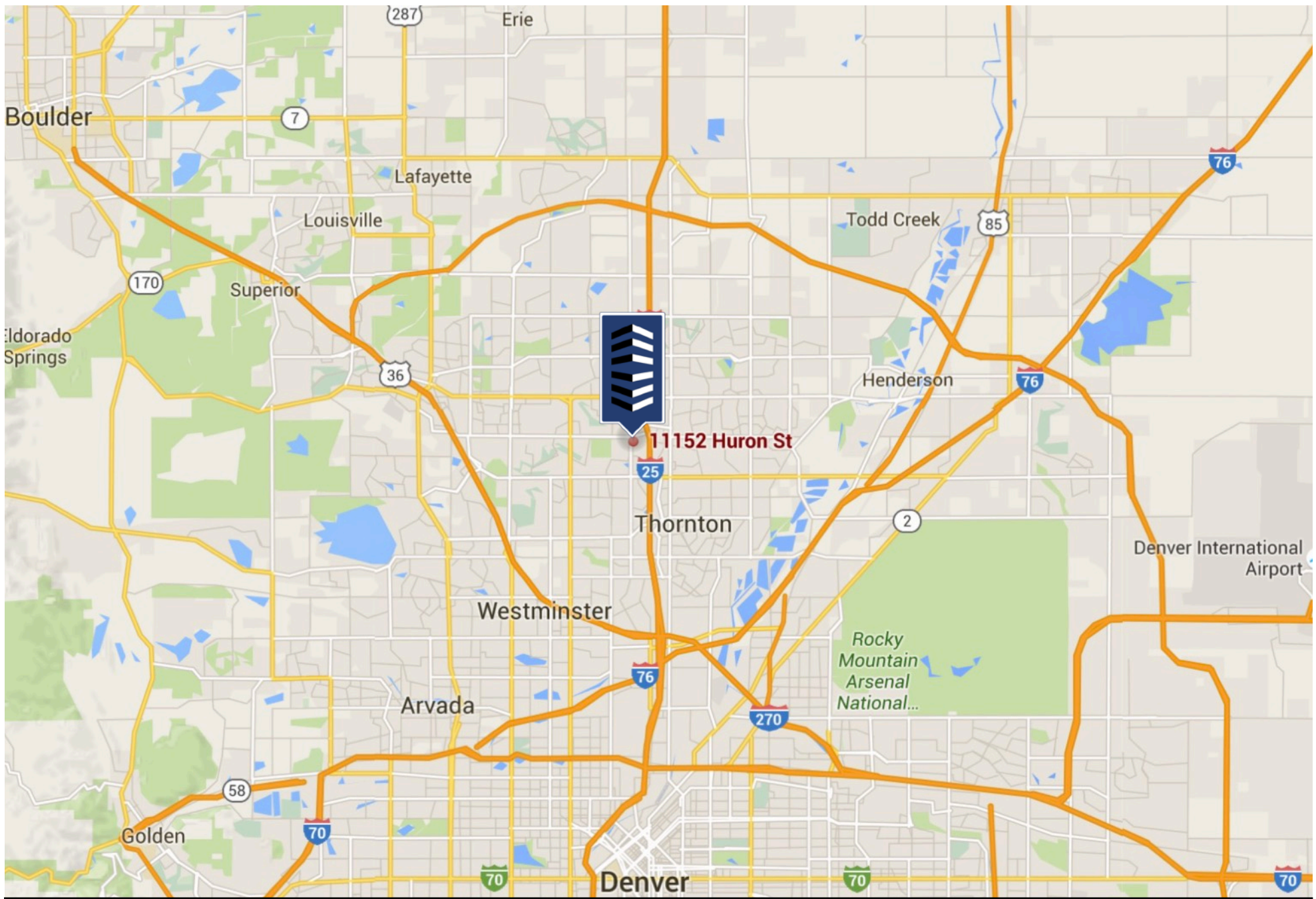
≡ PROPERTY ADDRESS

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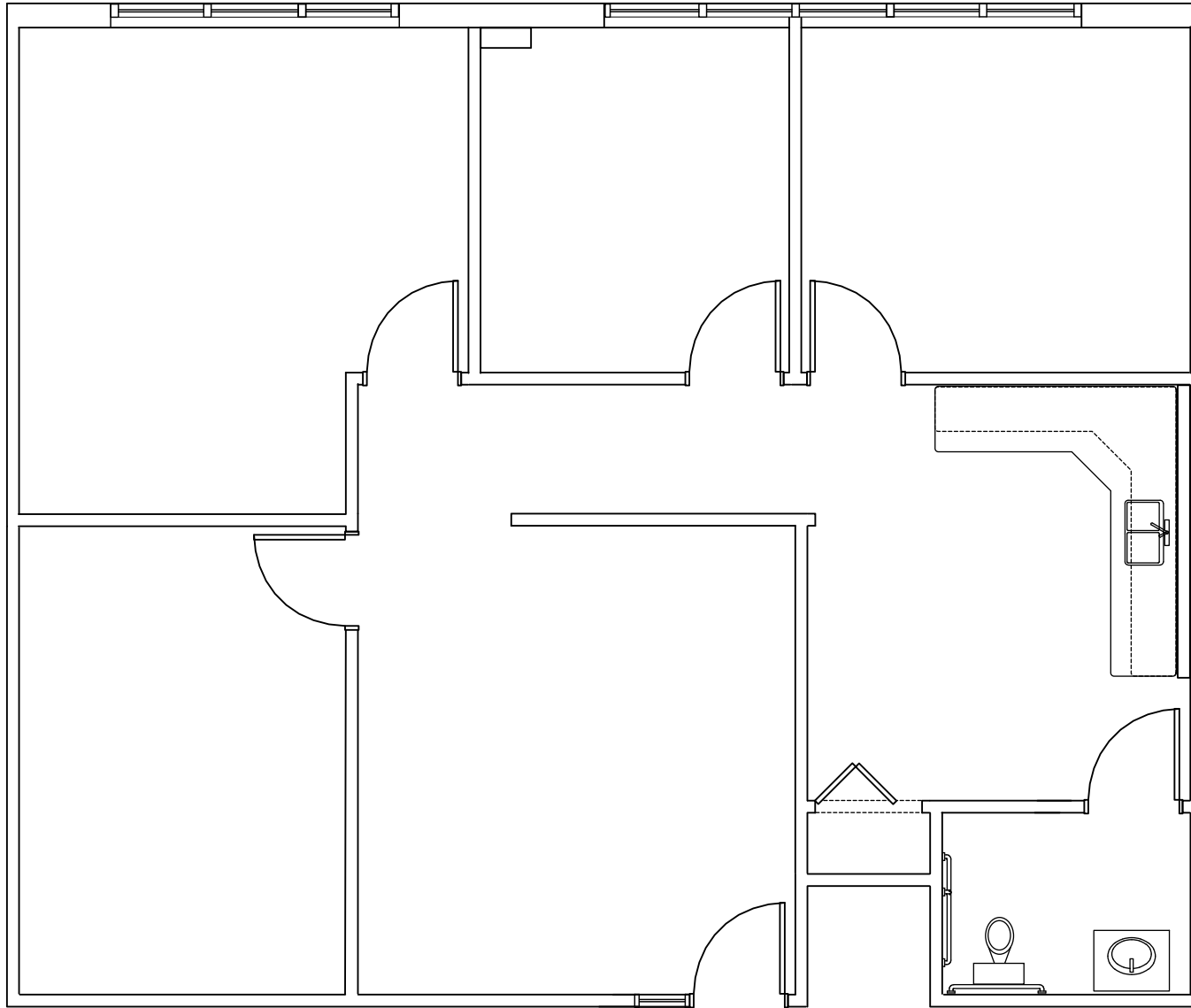


11152 HURON ST UNIT 208 | PROPERTY DETAILS



11152 HURON ST UNIT 208 | REGIONAL MAP





DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT.





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EXCLUSIVE AGENTS:

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