



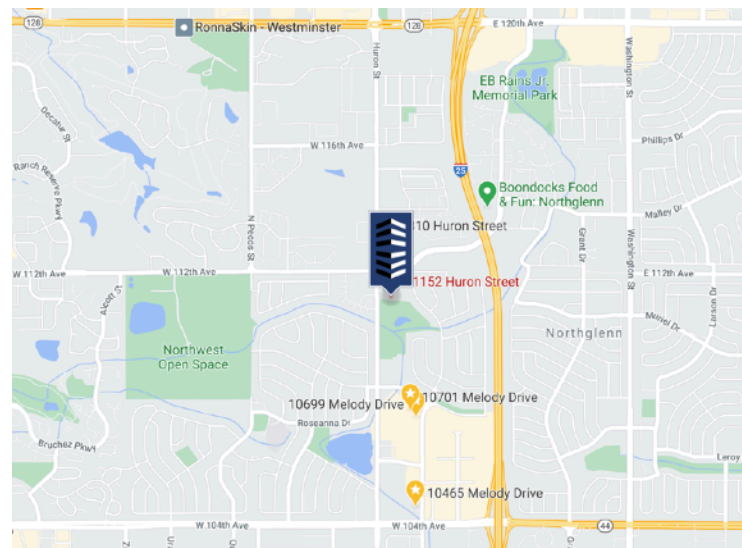
BLDG USE:	Office Condo
AVAILABLE SF:	1,280/SF
PRICE:	\$215.00/SF - \$275,200
LEASE RATE:	\$19.50-\$21.50/SF
LEASE TYPE:	Modified Gross
CITY:	Northglenn
COUNTY:	Adams
SUBMARKET:	North Denver
YR BUILT:	2000
BLDG SF:	20,472/SF
PARKING:	Surface
TENANCY:	Multiple Condo

PROPERTY OVERVIEW

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.

PROPERTY HIGHLIGHTS

- Available office condo 1,280/SF.
- For sale at **\$275,200.00**.
- For Lease at \$19.50-\$21.50/SF modified gross.
- Kitchenette and ADA restroom.
- Surface Parking.
- High-end Tenant Finish.
- Adjacent to Winburn Park.



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The information contained herein was obtained a 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.



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