



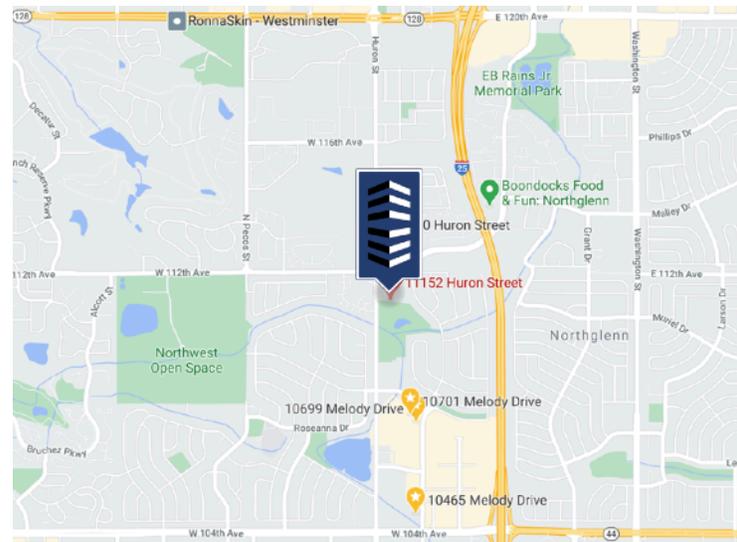
<b>BLDG USE:</b>	Office
<b>AVAILABLE SF:</b>	850/SF
<b>LEASE RATE:</b>	\$17.50-\$18.50/SF
<b>LEASE TYPE:</b>	Modified Gross
<b>CITY:</b>	Northglenn
<b>COUNTY:</b>	Adams
<b>SUBMARKET:</b>	North Denver
<b>YR BUILT:</b>	1985
<b>BLDG SF:</b>	18,480/SF
<b>PARKING:</b>	Surface
<b>TENANCY:</b>	Multiple Condos

## PROPERTY OVERVIEW

Office Plaza North Building is a condo project that was constructed in 1985. The property consists of five buildings that surround a well maintained courtyard. Each unit was designed with their own separate entrance and individual private restroom. The unit that is available is 850/sf and is located on the second floor. The space is well-maintained and consists of a small reception, a restroom, and three individual offices. The asking rate is \$17.50-\$18.50/sf and the tenant will be responsible for their pro rata share of utilities estimated to be \$150.00 per month. The property is situated between W 120th Ave and W 104th Ave providing quick access to I-25 in both directions. Tenants will be able to enter the parking lot from W 112th Ave, as well as, Huron St. Suite 15 A at Office Plaza North is perfect for a tenant that needs a professional office with access to water at an affordable lease rate.

## PROPERTY HIGHLIGHTS

- 850/sf Suite w/ private entrance.
- Small space w/ reception and 3 offices
- 2nd floor space w/ Private Restroom
- Rate \$17.50-\$18.50/sf plus Utilities
- Free Surface Parking
- Easy access to I-25



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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.



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