



OFFICE PLAZA SOUTH
11152 HURON ST | UNITS 105-106
NORTHGLENN, CO 80234



EXECUTIVE SUMMARY

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1 | EXECUTIVE SUMMARY



11152 HURON ST UNITS 105-106 | OFFERING

THE OFFERING

Plaza South Office Condominium is a two-story property constructed in 2000. Units 105-106 combined is a 2,735/SF office space offered for Sale or lease. The office space can be purchased for \$185.00/SF and is available for lease with a rate of \$18.00-\$19.00/SF modified gross with \$0.50/SF annual escalations. The Unit's functional layout offers a private entrance, reception, conference room, break room, two private restrooms, server closet, storage, and multiple offices. The first-floor Units are accessed by a private entrance and have large South facing windows with unobstructed views of Winburn Park. The space is located 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

105-106 Price:	\$505,975.00
Price Per SF:	\$185.00
Units 105-106/SF:	2,735
Unit 106/SF:	1,375
Unit 105/SF:	1,360

ESTIMATED EXPENSES

105 Taxes 2022	\$8,594.94
106 Taxes 2022	\$8,691.79
Owner Association Fee (\$363.00 Monthly Per unit)	\$4,356.00
Owner Association Fee (\$363.00 Monthly Per unit)	\$4,356.00
106 Utilities	\$2,078.13
105 Utilities	\$2,055.46

HIGHLIGHTS

- Available office condo 1,360-2,735/SF.
- For sale at \$185.00/SF
- For Lease at \$18.00-\$19.00/SF modified gross.
- Private entrance and ADA restrooms in Units.
- 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.



11152 HURON ST UNITS 105-106 | EXECUTIVE SUMMARY

2 | PROPERTY OVERVIEW



11152 HURON ST UNITS 105-106 | 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 106

SQUARE FOOTAGE:	1,375/Sf
PARCEL NUMBER:	171910205035
LEGAL DESCRIPTION:	CONDO: OFFICE PLAZA SOUTH CONDOMINIUMS UNIT:5 DESC:BLDG 7 (11152)

UNIT 105

SQUARE FOOTAGE:	1,360/Sf
PARCEL NUMBER:	171910205036
LEGAL DESCRIPTION:	CONDO: OFFICE PLAZA SOUTH CONDOMINIUMS UNIT:6 DESC:BLDG 7 (11152)

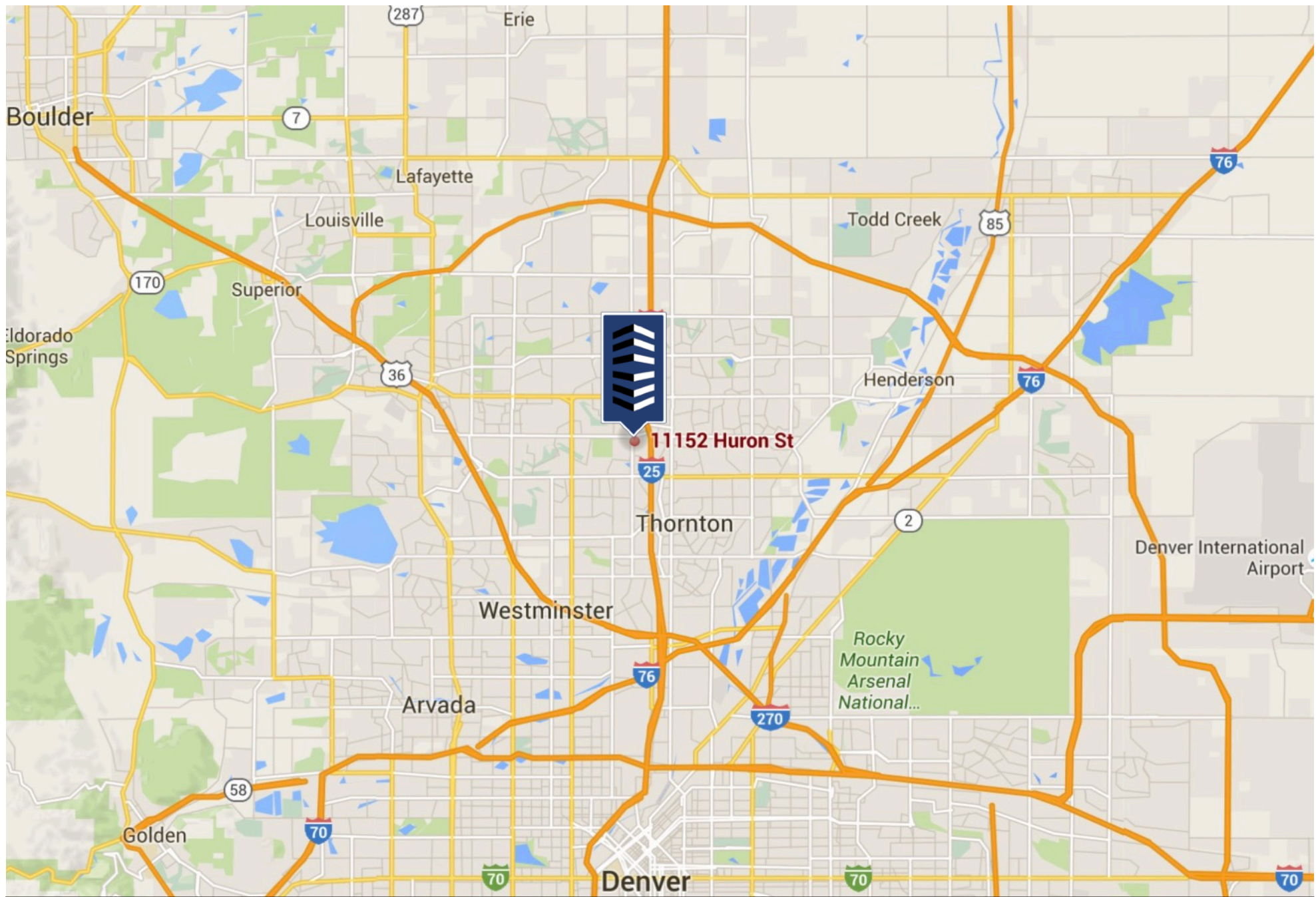


≡ PROPERTY ADDRESS
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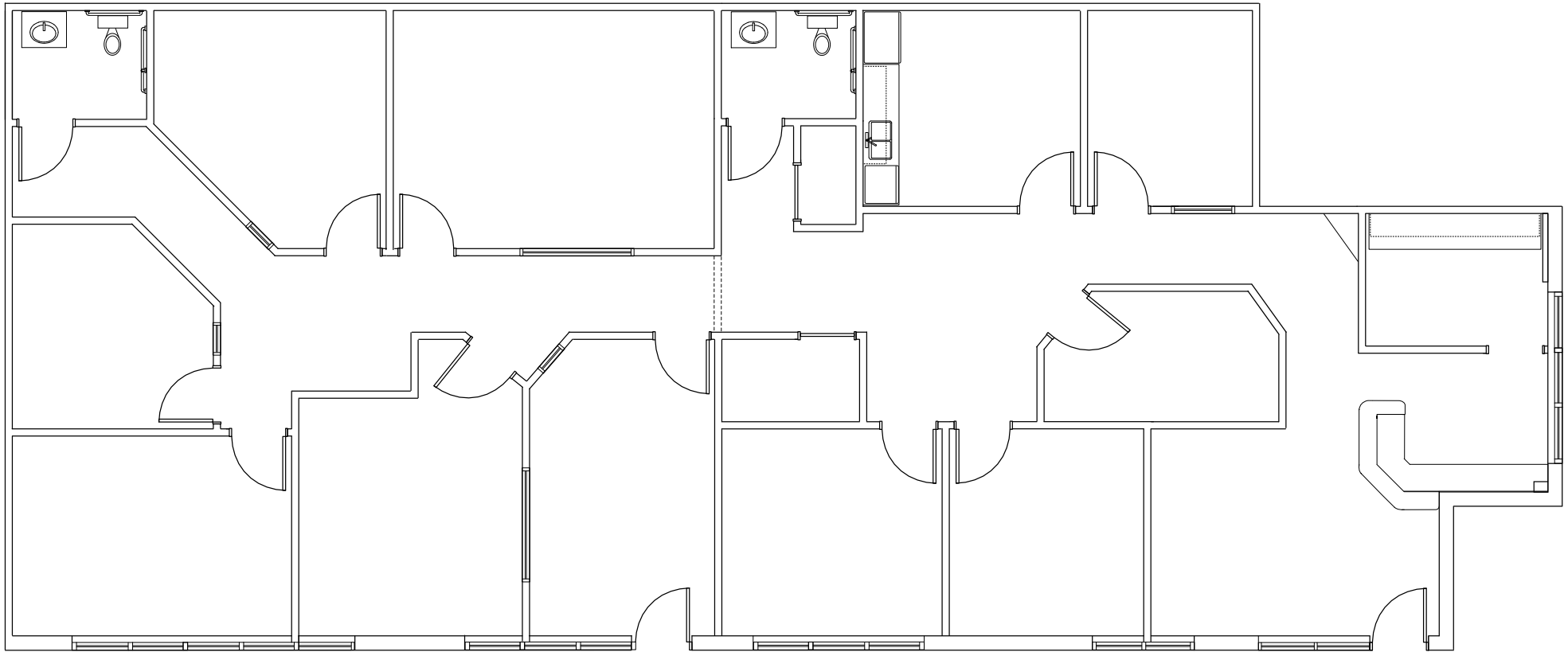
11152 HURON ST UNITS 105-106 | PROPERTY DETAILS



11152 HURON ST UNITS 105-106 | REGIONAL MAP



11152 HURON ST UNITS 105-106 | OVERHEAD



DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT.



11152 HURON ST UNITS 105-106 | FLOOR PLAN





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EXCLUSIVE AGENTS:

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