

# Plaza South Office Condominiums

11152 Huron St Units 105-106 | Northglenn CO 20234



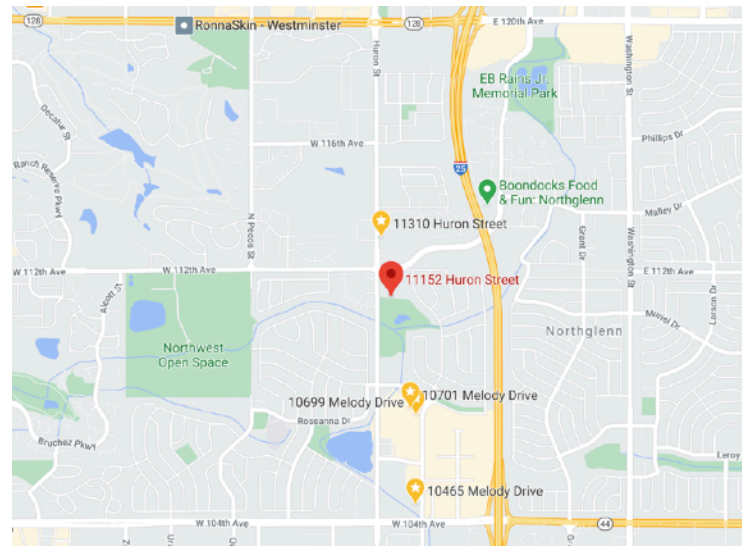
<b>BLDG USE:</b>	Office Condo
<b>AVAILABLE SF:</b>	1,360-2,735/SF
<b>PRICE:</b>	\$185.00/SF - \$505,975
<b>LEASE RATE:</b>	\$18.00-\$19.00/SF
<b>LEASE TYPE:</b>	Modified Gross
<b>CITY:</b>	Northglenn
<b>COUNTY:</b>	Adams
<b>SUBMARKET:</b>	North Denver
<b>YR BUILT:</b>	2000
<b>BLDG SF:</b>	20,472/SF
<b>PARKING:</b>	Surface
<b>TENANCY:</b>	Multiple Condo

## PROPERTY OVERVIEW

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.

## PROPERTY 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.



**CONTACT: Scott L Fischer**  
 Senior Broker  
 O: 303.512.1158  
 C: 303.882.8622  
 sfischer@uniqueprop.com

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.





# Plaza South Office Condominiums

11152 Huron St Units 105-106 | Northglenn CO 20234



**CONTACT: Scott L Fischer**  
Senior Broker  
O: 303.512.1158  
C: 303.882.8622  
[sfischer@uniqueprop.com](mailto:sfischer@uniqueprop.com)

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.

