



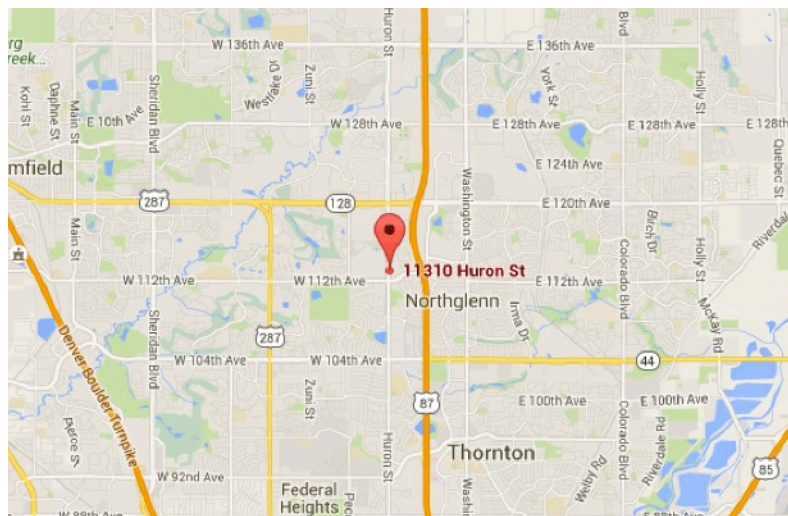
<b>AVAILABLE SF:</b>	935-1,452/SF
<b>LEASE RATE:</b>	\$18.50-\$19.50/SF
<b>LEASE TYPE:</b>	Full Service
<b>CITY:</b>	Northglenn
<b>COUNTY:</b>	Adams
<b>SUBMARKET:</b>	North Denver
<b>BLDG USE:</b>	Medical/Office
<b>YR BUILT:</b>	2000
<b>BLDG SF:</b>	16,385
<b>FLOORS:</b>	3
<b>PARKING:</b>	4.89/1,000
<b>TENANCY:</b>	Multiple

## PROPERTY OVERVIEW

Huron Links Office Building is a two story property that was constructed in 2000 for both medical and office use. This 16,000 square foot property has a functional basement with an shared conference that can be accessed by elevator through the beautiful two story lobby. Designed for a medical use the property has a number of ADA compliant restrooms along with 88 free surface parking space (Ratio = 4.89/1,000 SF) to meet the needs of the tenants and their patrons. The current build-out of the building consists of small to mid-size Suite's with large bay window to make a comfortable working environment. This building features fiber optics service in addition to the standard Comcast service. Some of the available suites offer access to water, as well as, private restrooms. Huron Links Office Building is a perfect property for the small office/medical professional looking for an affordable place to work.

## PROPERTY HIGHLIGHTS

- Affordable Office/Medical suites
- ADA compliant restrooms on each floor
- 88 free surface parking space (Ratio = 4.89/1,000 SF)
- Access to water in the Suites.
- Affordable small to mid-size Suites.



## CONTACT:

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