



OFFERING SUMMARY

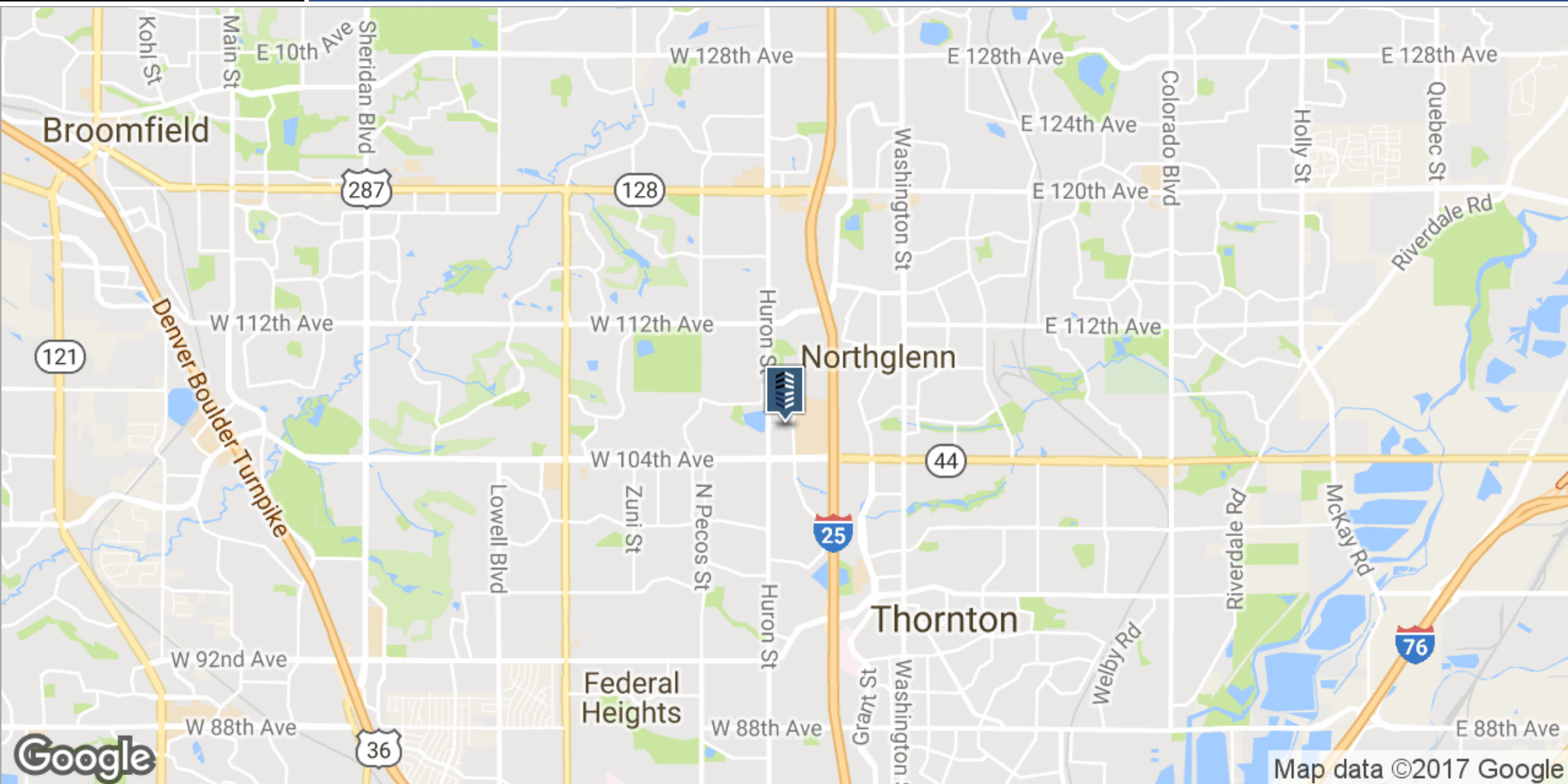
Available SF:	674 - 10,000 SF
Lease Rate:	\$15.00 - 17.00 SF/yr (Full Service)
Lot Size:	2.0 Acres
Building Size:	65,519 SF
Building Class:	C
Year Built:	1972
Zoning:	R-3
Market:	Denver Northwest

PROPERTY OVERVIEW

The Wells Fargo Building is a six story multi-tenant office building located in the city of Northglenn, Colorado off the I-25 and 104th Avenue interchange. This 65,519 square foot property is designed with a functional lobby, elevator access, clean restrooms, wide hallways, and shared conference room. With reticent updates to the common areas, restrooms, and lighting the building provides a professional working environment. The current build-out in the building consists of small to mid-size Suites with incredible views of the Front Range and Eastern Plains. The newly resurfaced and striped parking lot, has 240 free spaces (Ratio = 5.00/1,000 SF), will provide more than enough parking for tenants and Patrons. The building has plenty of nearby amenities with the Marketplace at Northglenn just across the street. The retail power center is full of restaurants, big box retailers and several other personal service retail stores and shops. The Wells Fargo Building is a great option for tenants seeking an inviting, professional, and affordable working environment for their employees and cliental.

PROPERTY HIGHLIGHTS

- North Metro Location and Visibility from 104th Avenue
- Well Maintained and Updated Property
- Professional Ownership and Management
- Quality, Affordable Lease Rates
- Professional Office, Medical Office and Quasi-Retail Use



CONTACT:

SCOTT FISCHER

SENIOR BROKER ASSOCIATE

303.512.1158

sfischer@uniqueprop.com

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