



FOR SALE
\$690,000

THE OFFICE CONDOMINIUMS AT POWERHOUSE PLAZA

495 UINTA WAY STE 250

Denver, CO 80230



AVAILABLE SF
2,300 RSF



BUILDING SF
19,436 SF



ASSOCIATION DUES
\$7.67/SF

PROPERTY HIGHLIGHTS

- 2,300 square feet
- Mezzanine level private office
- 5 exam rooms/offices
- Breakroom with kitchenette
- Waiting area
- Conveniently located in the elevator lobby of the 2nd



PARKING
3,75/1,000



TAXES
\$9,932



YEAR BUILT
2005

PROPERTY DESCRIPTION

The Office Condominiums at Powerhouse Plaza is located in the heart of Lowry. Suite 250 is a spectacular 2,300sf office-condo very well suited for dental, medical, and most any professional office user. Featuring a mezzanine level office, 5 private exam rooms or offices, breakroom with kitchenette, waiting area and an office manager or billing office. All exam rooms are plumbed with water, electric, and gas - ideal for a dental practice. Lots of large windows bring in natural light. The mezzanine office has spectacular views.

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PHOTOS OF BUILDING



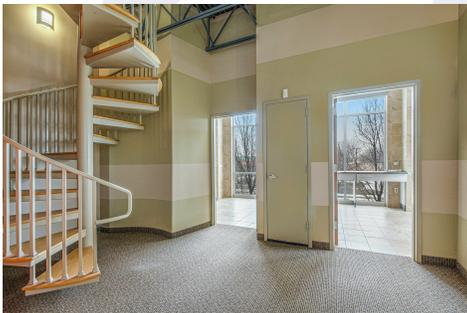
Mezzanine Office



Staircase & Hallway



Mezzanine Office



Staircase & 2 Rooms



Corner Office



Exam/Office



Breakroom



Suite Entry



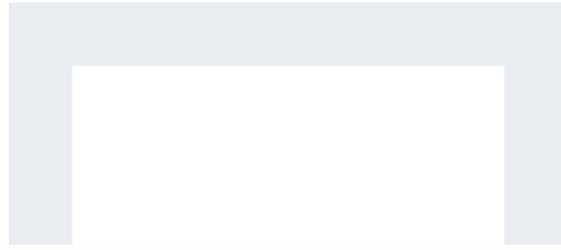
Office Manager/Billing Office

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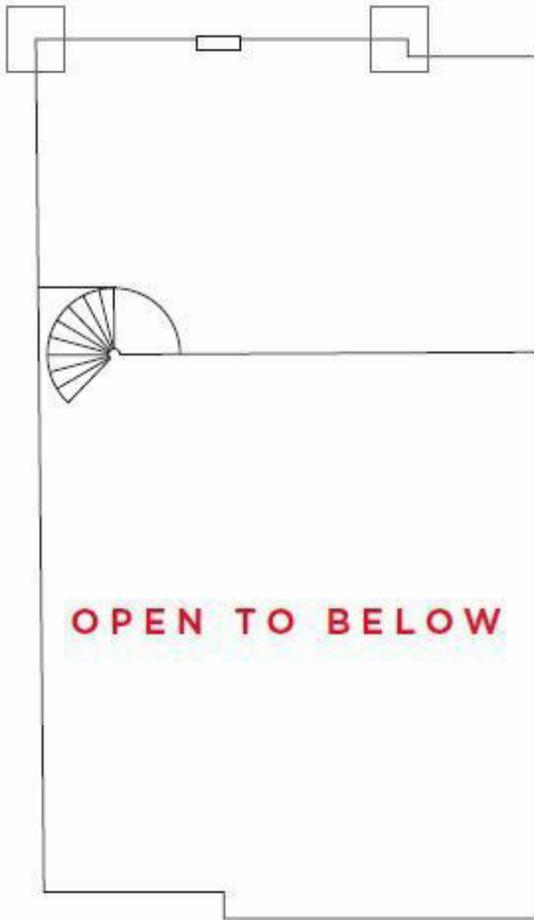
303.916.3955

tbrown@madisoncommercial.com

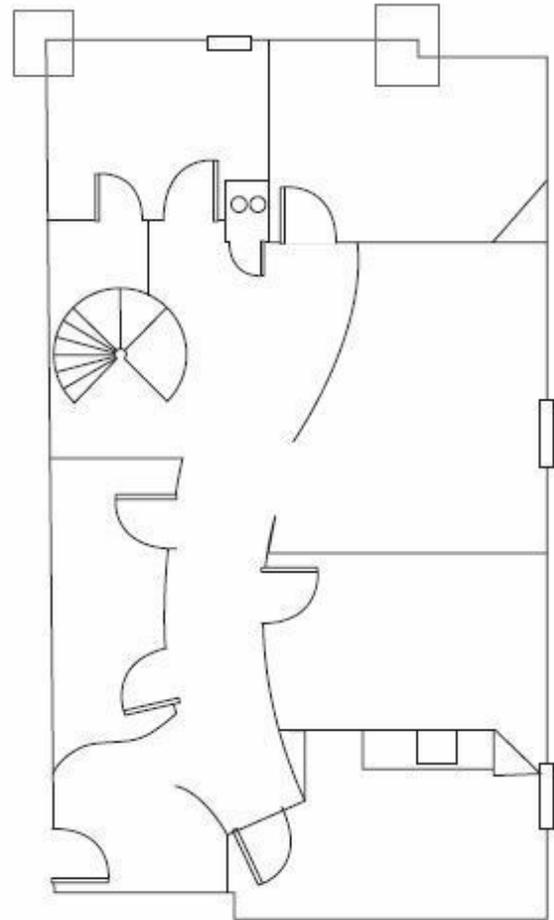
 **MADISON
COMMERCIAL
PROPERTIES**



Suite 250



Mezzanine Floor Plan



Main Floor Plan

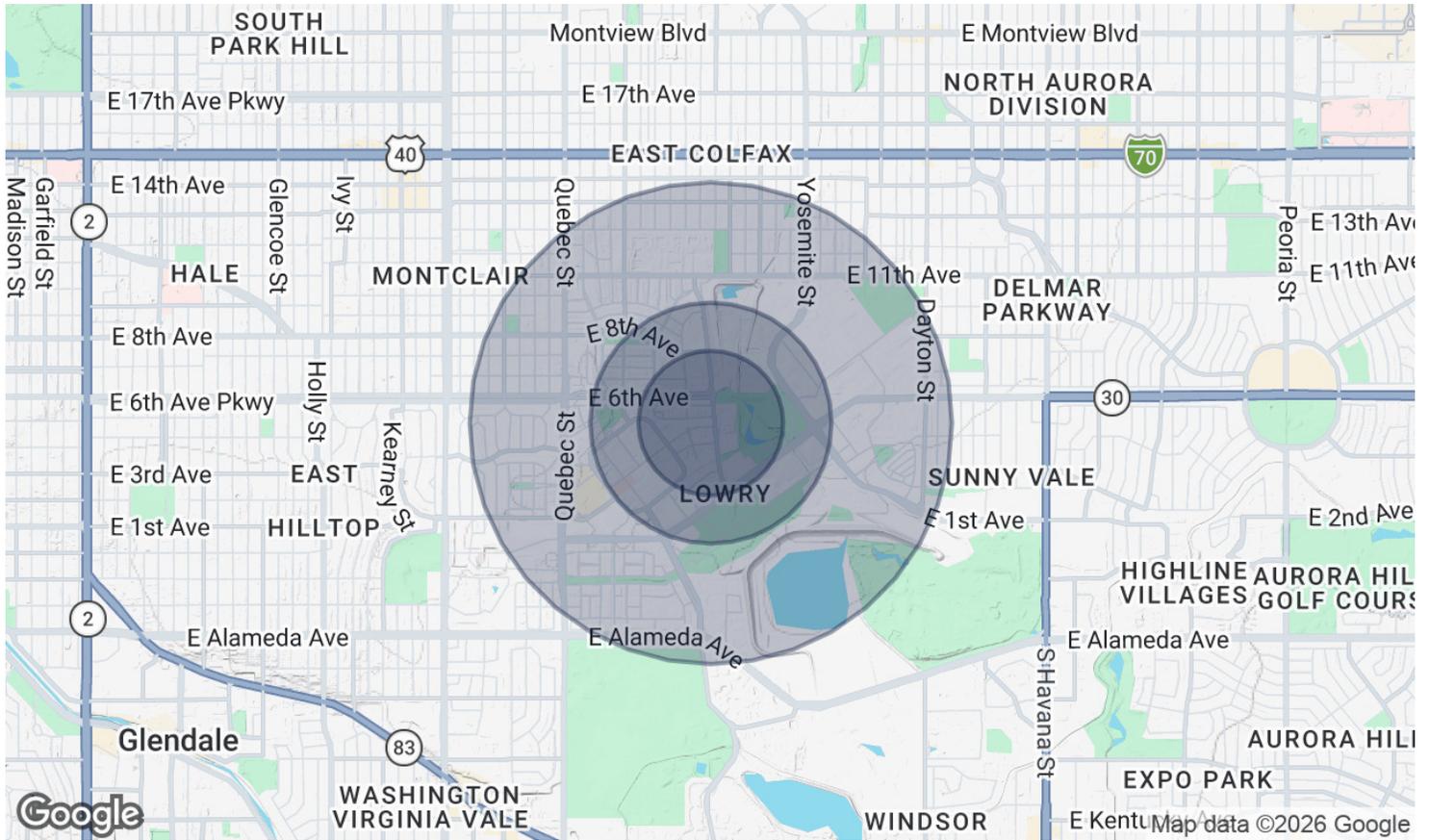
AERIAL MAP



TODD BROWN
303.916.3955
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,044	2,798	18,351
Average Age	44	43	38
Average Age (Male)	42	41	37
Average Age (Female)	45	44	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	536	1,370	7,739
# of Persons per HH	1.9	2	2.4
Average HH Income	\$161,420	\$179,994	\$138,526
Average House Value	\$996,151	\$1,050,850	\$846,057

Demographics data derived from AlphaMap

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