



FOR SALE/LEASE

3,441 SF Office Condo With High End Finishes Throughout

7384 South Alton Way #203-204 | Centennial, CO 80112



PROPERTY BROCHURE

CONTACT:

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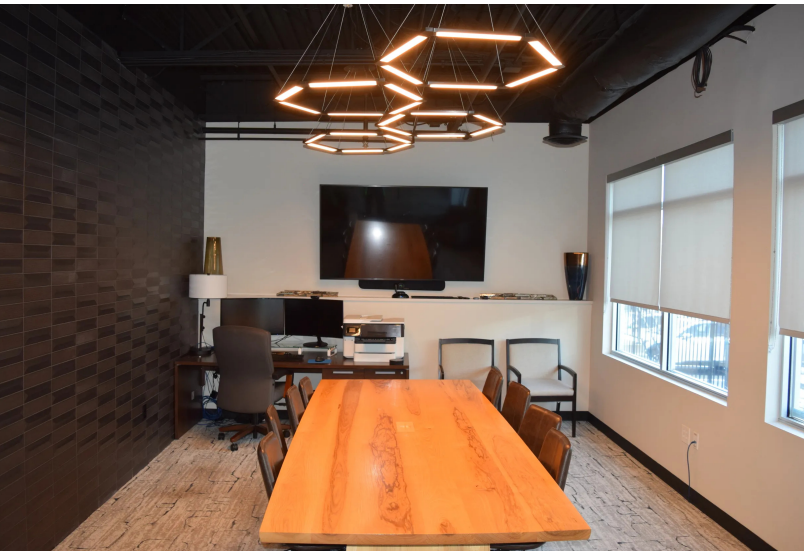
OFFERING SUMMARY

Sale Price:	\$1,350,000
Building Size:	3,441 SF
Property Taxes:	\$30,714 per year
Association Dues:	\$19,234 per year
Building Class:	B
Lease Rate:	\$22/sf MG*
Year Built:	2007
Renovated:	2023

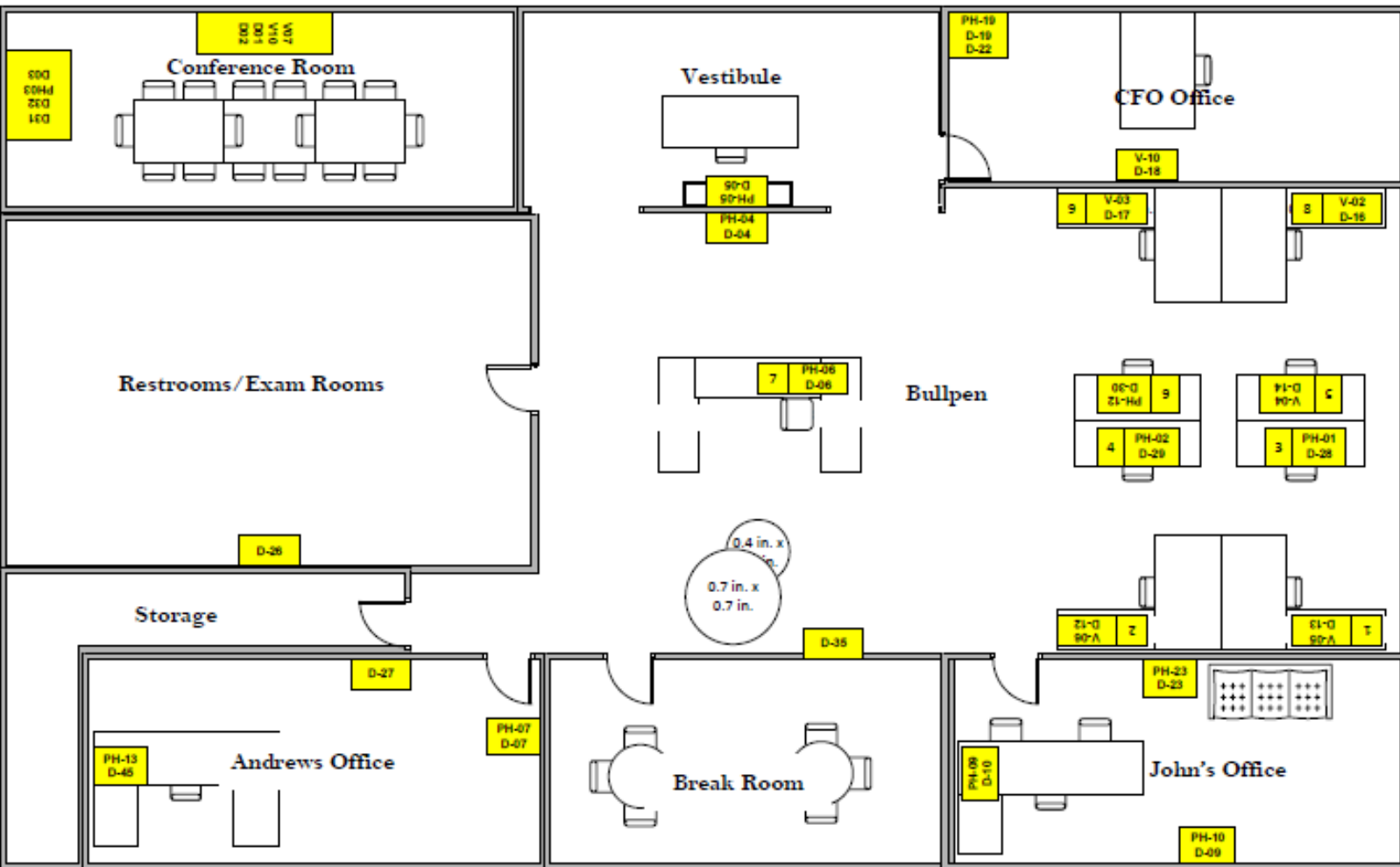
PROPERTY HIGHLIGHTS

- Three full sides of perimeter glass!
- Price reduced to just \$392/sf or \$1,350,000
- For lease at just \$22/sf MG*
- Close proximity to I-25
- Hundreds of Restaurants in the area
- Second floor unit with new high-end finishes throughout and two private balconies
- Buildout includes three executive offices, conference room, two ADA restrooms, kitchen and large open bullpen area
- Association Dues are \$1,602.82 per month
- Property Taxes are \$30,714 per year
- 2 Blocks from the Dry Creek Light Rail Station
- Exterior Signage Available
- Part of the Alton Way Office Village

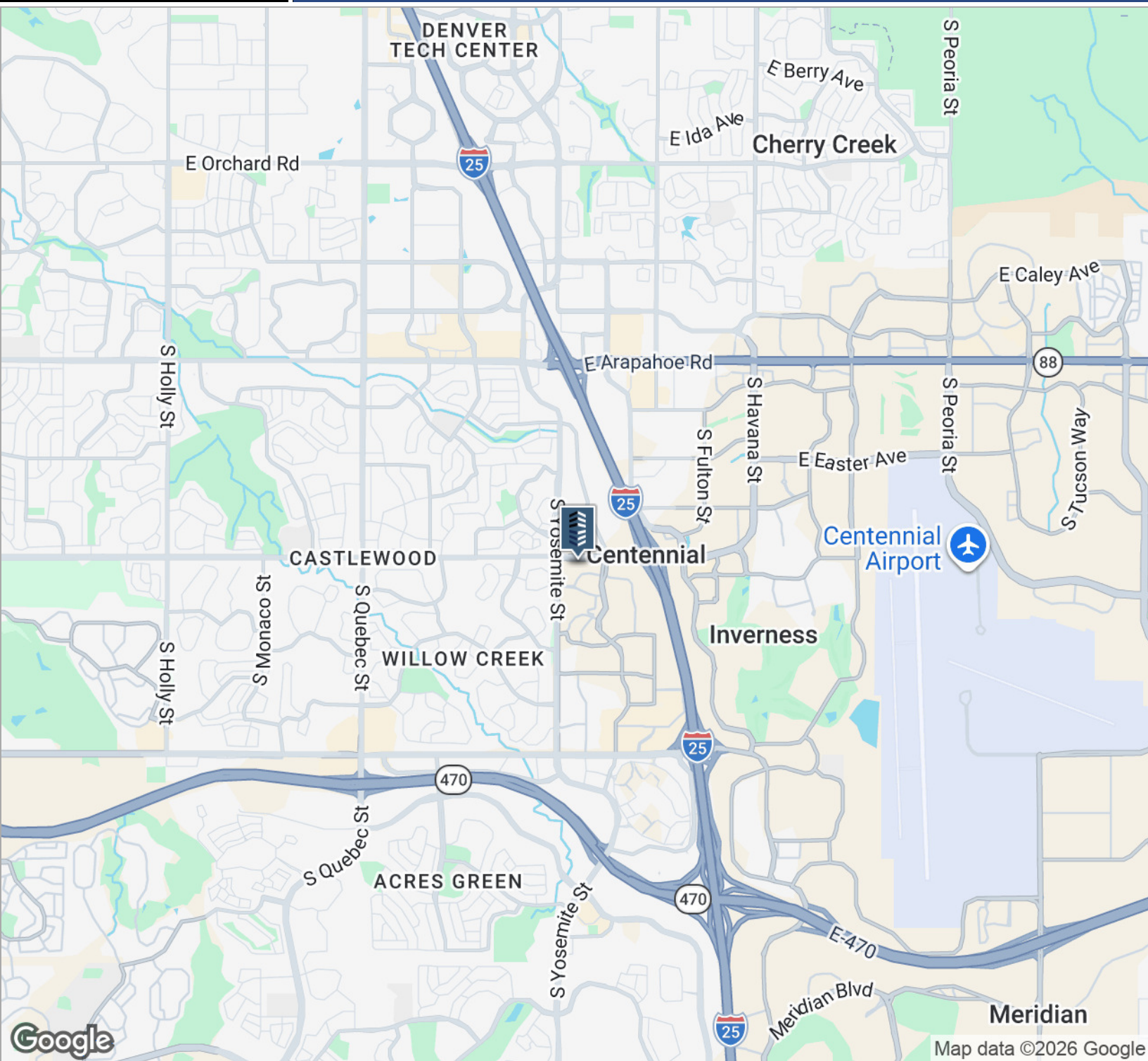
3,441 SF OFFICE CONDO WITH HIGH END FINISHES THROUGHOUT



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