

OFFICE FOR SALE

8585 HURON

8585 HURON STREET, DENVER, CO 80260



FOR SALE

PRESENTED BY:

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KW COMMERCIAL | DENVER TECH

6300 S. Syracuse Way, Suite 150

Englewood, CO 80111



Each Office Independently Owned and Operated

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8585 HURON STREET



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OFFICE FOR SALE

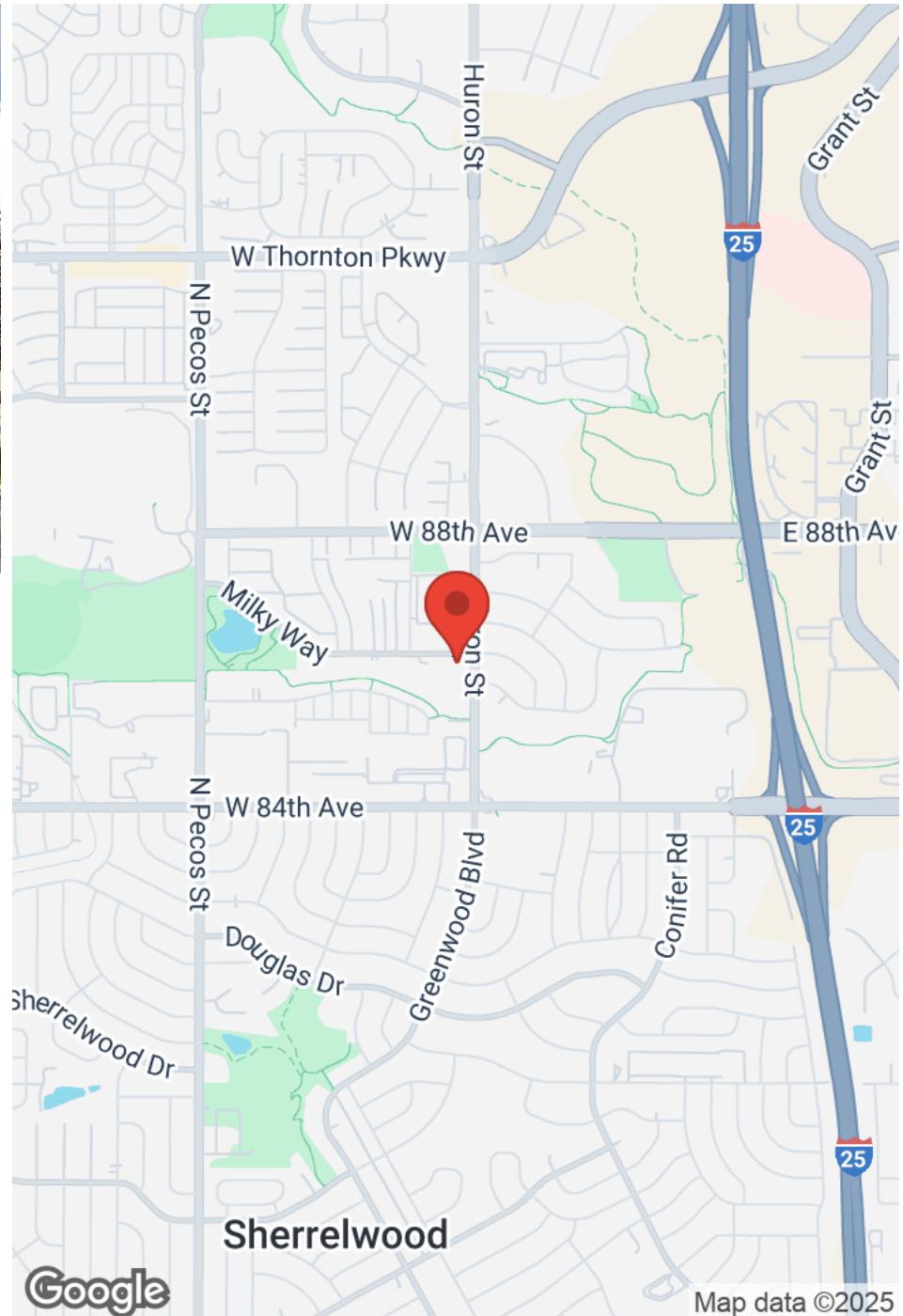
8585 HURON STREET



SALE PRICE: \$1,100,000

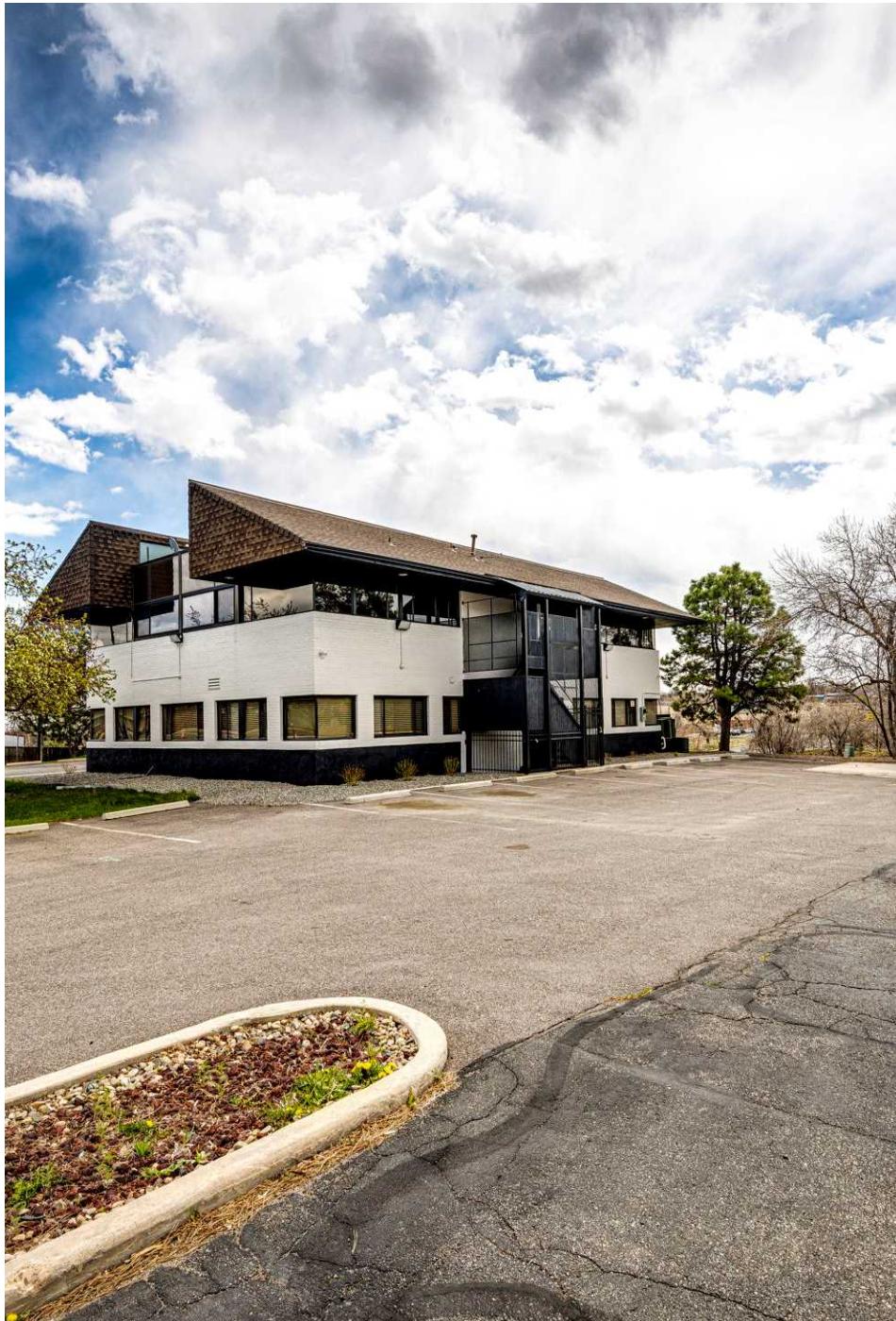
- Excellent Owner-User Office Opportunity
- Multi-tenant capacity
- An Additional 2400 SF of Basement Storage Space
- Major Renovation Completed in 2014 & 2022
- Ample Parking
- Marque at Lighted Intersection
- 3 Minutes from I-25

Building SF:	4,800
Lot Size:	21,000 SF
Parking Ratio:	6.25/1000
Parking:	30
Year Built:	1982
Zoning:	CR - Thornton



PROPERTY DESCRIPTION

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4800 SqFt Office Building

Prime Location: Situated in Thornton, Colorado, this office building offers convenient access to major highways and public transportation, making it an ideal location for businesses looking to enhance connectivity and accessibility.

Flexible Office Spaces: From open-plan environments to private offices, the building caters to a variety of business needs, allowing for easy customization and scalability as companies grow.

Ample Parking: The property includes a spacious parking lot, ensuring that employees and visitors have access to ample and convenient parking options.

Close Proximity to Amenities: Located near a variety of shops, restaurants, and services, the building offers the convenience of nearby amenities, making it an attractive location for employees and clients.

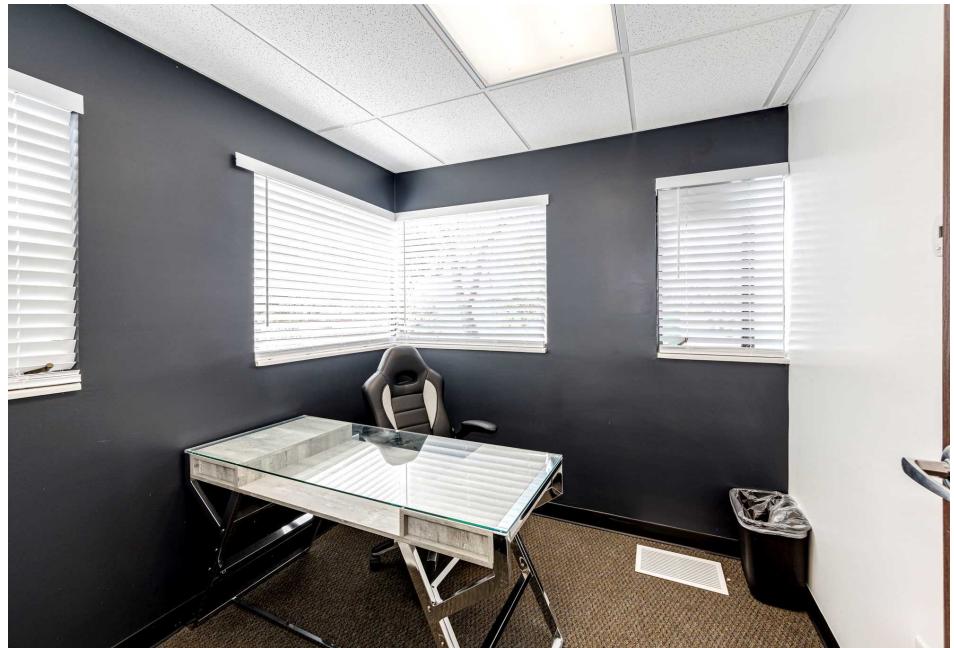
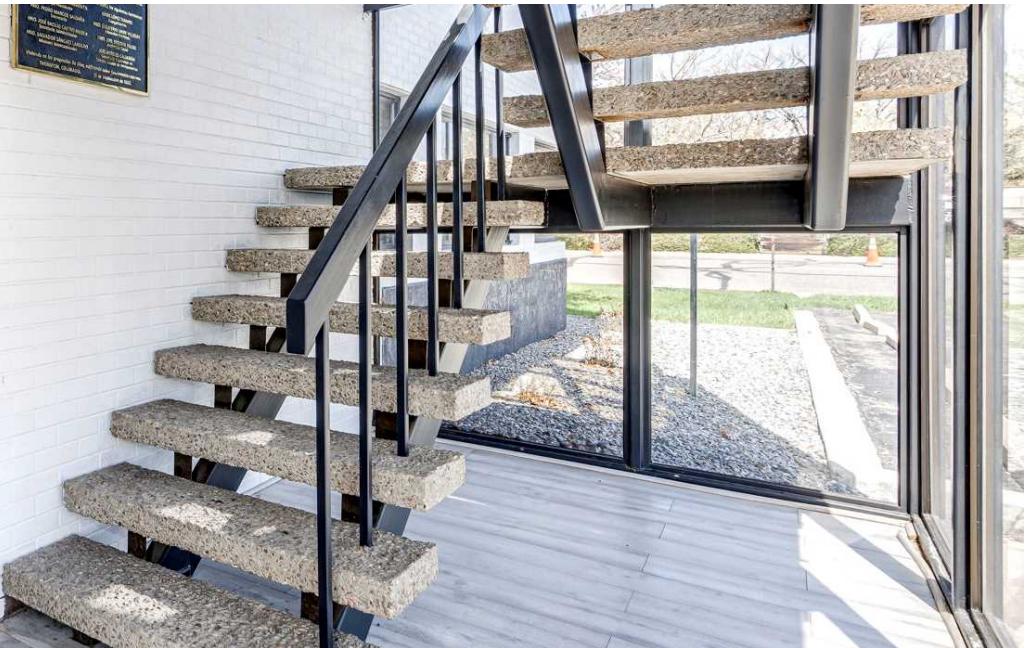
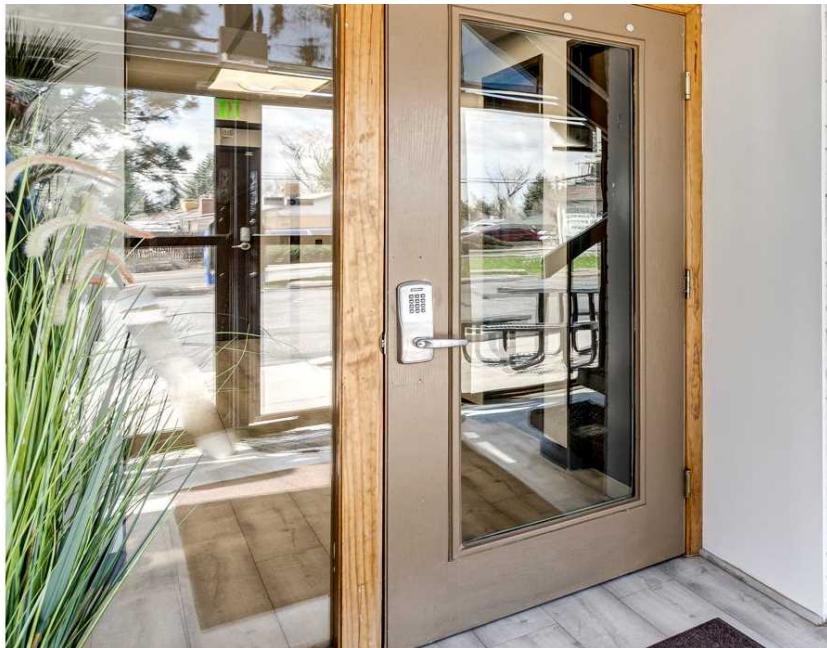
Professional Environment: The office building boasts a professional atmosphere, with well-maintained common areas and landscaped grounds that make a strong first impression on visitors and potential business partners.

This property combines functionality with strategic location, offering everything a growing business needs to thrive in today's competitive market.

Excellent Owner-User Office Opportunity
An Additional 2,400 SF of Basement Storage Space

PROPERTY PHOTOS

8585 HURON STREET



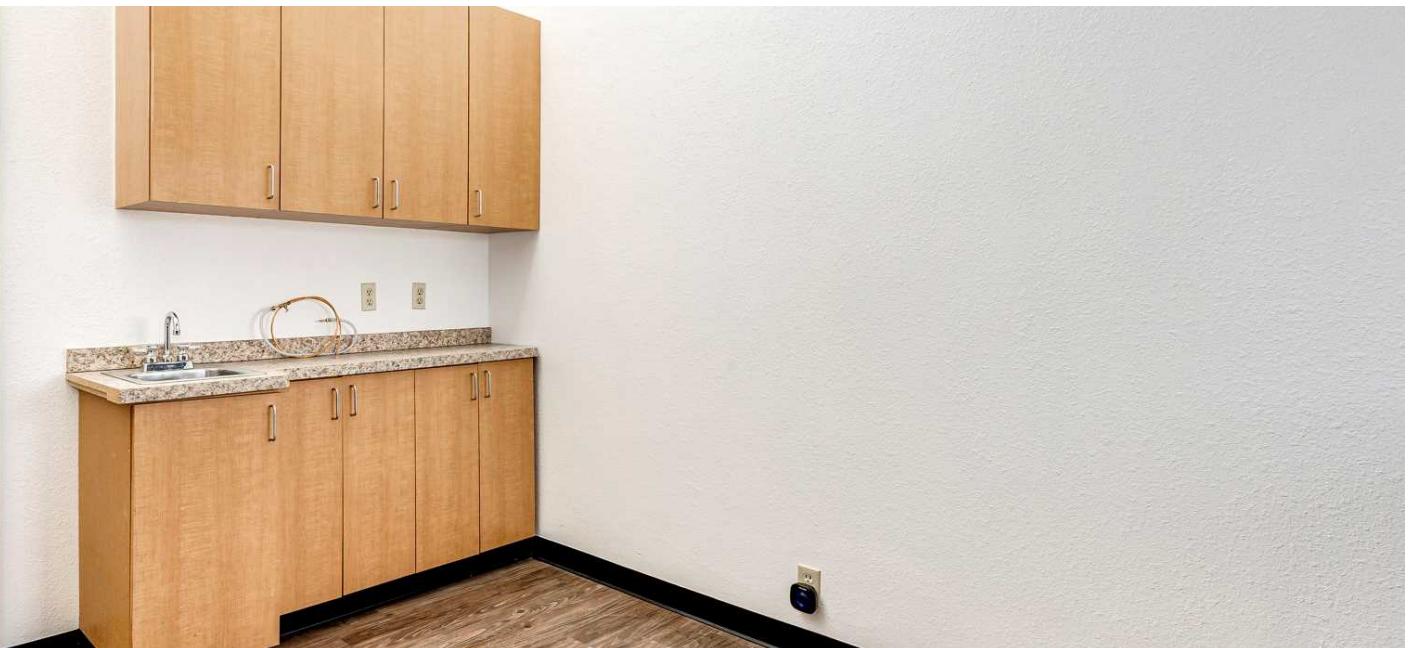
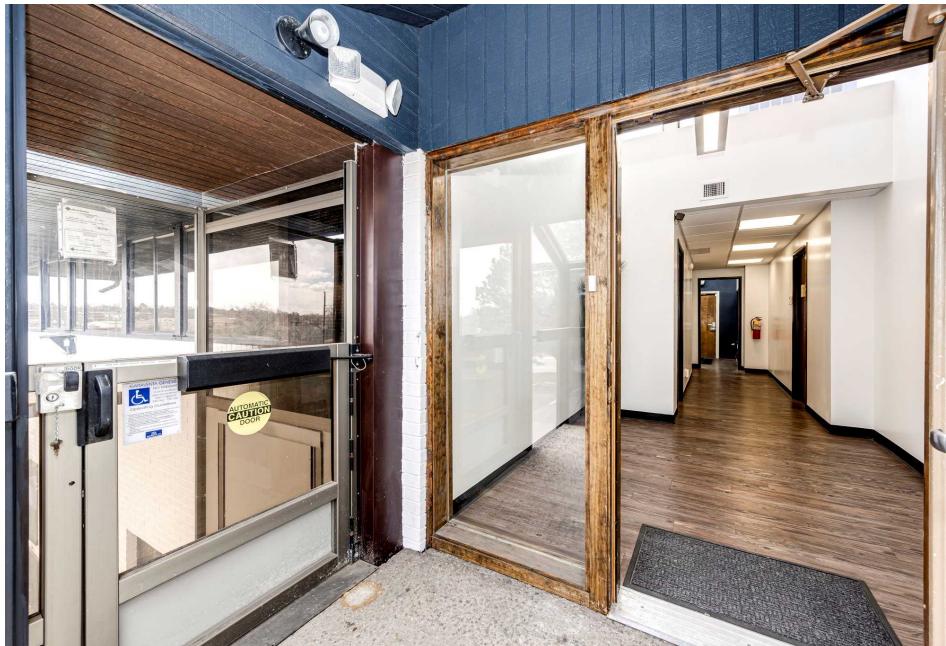
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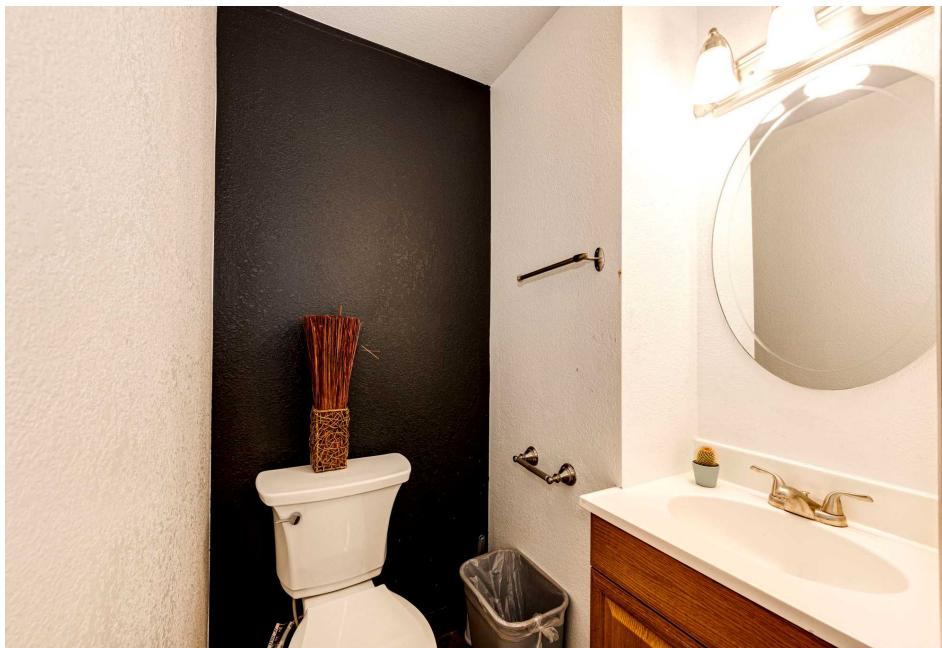
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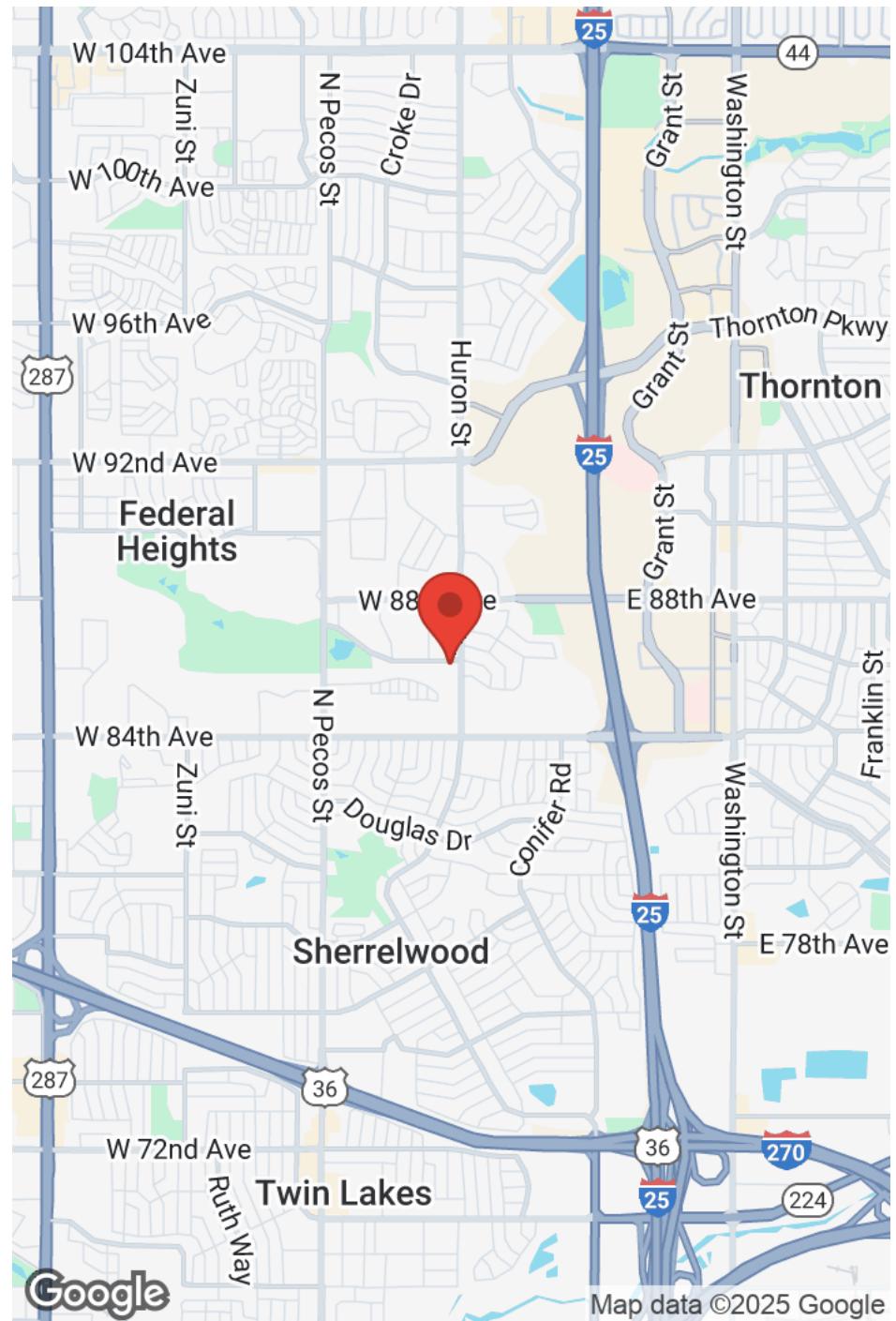
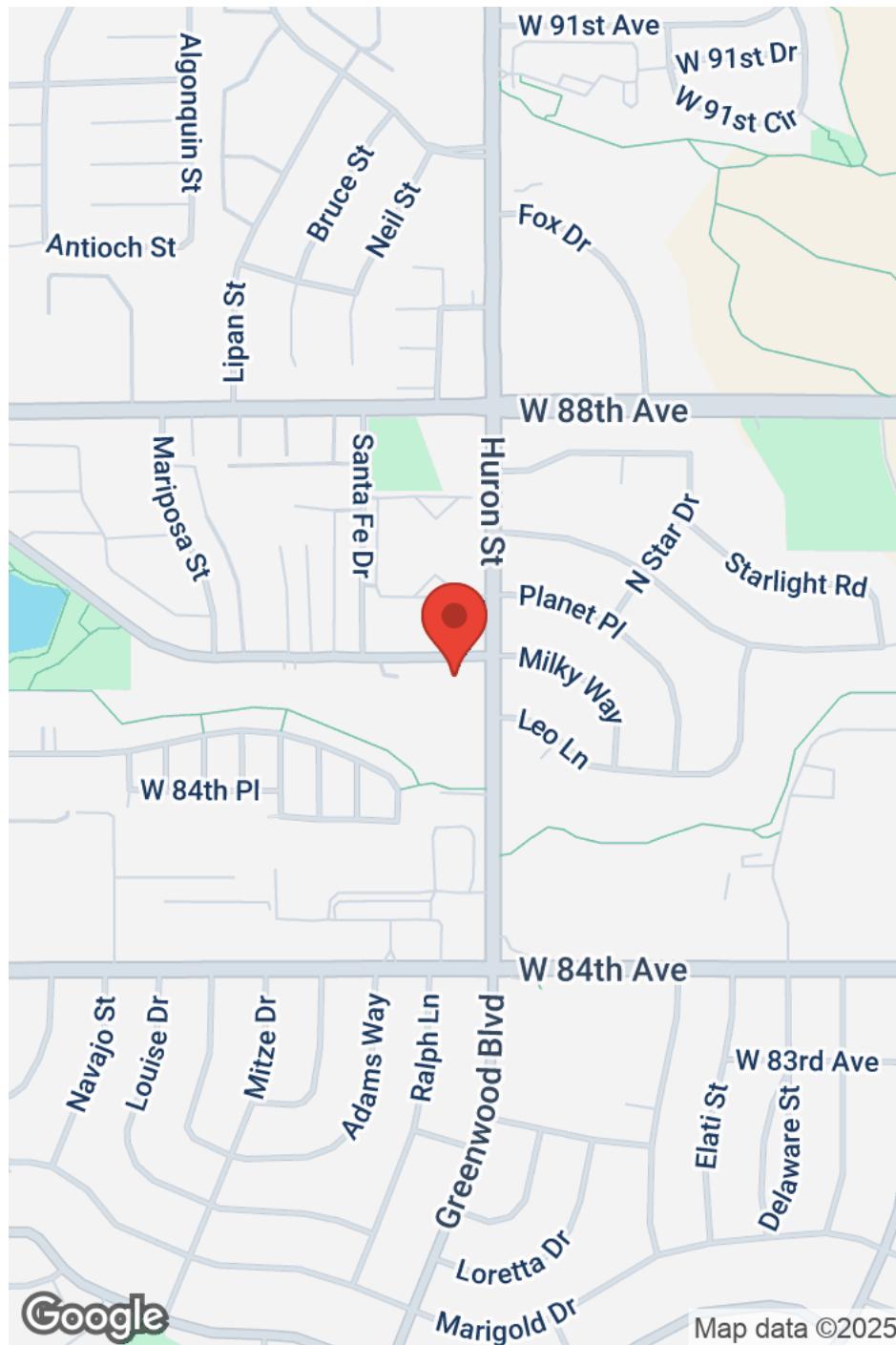
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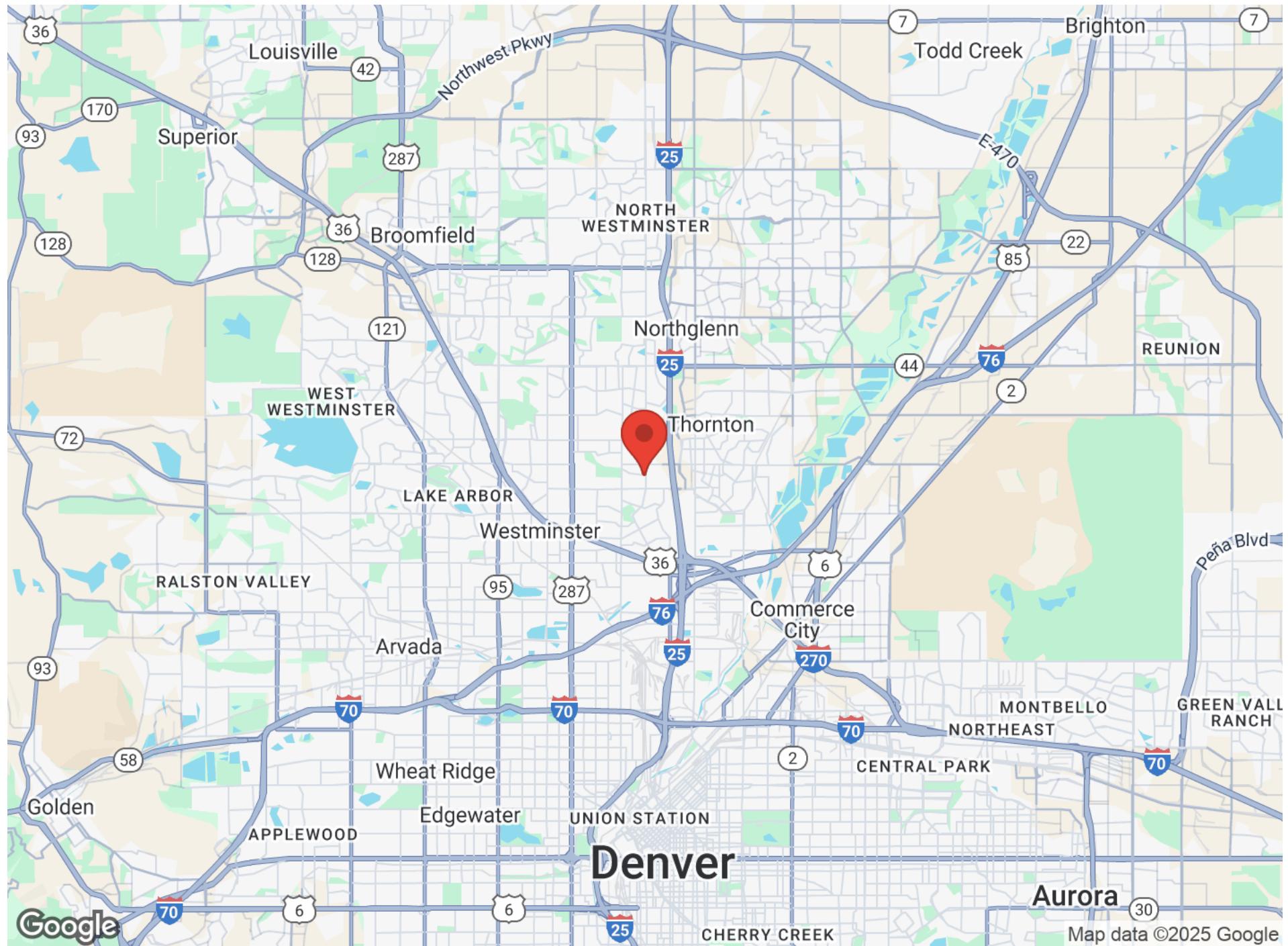
LOCATION MAPS

8585 HURON STREET



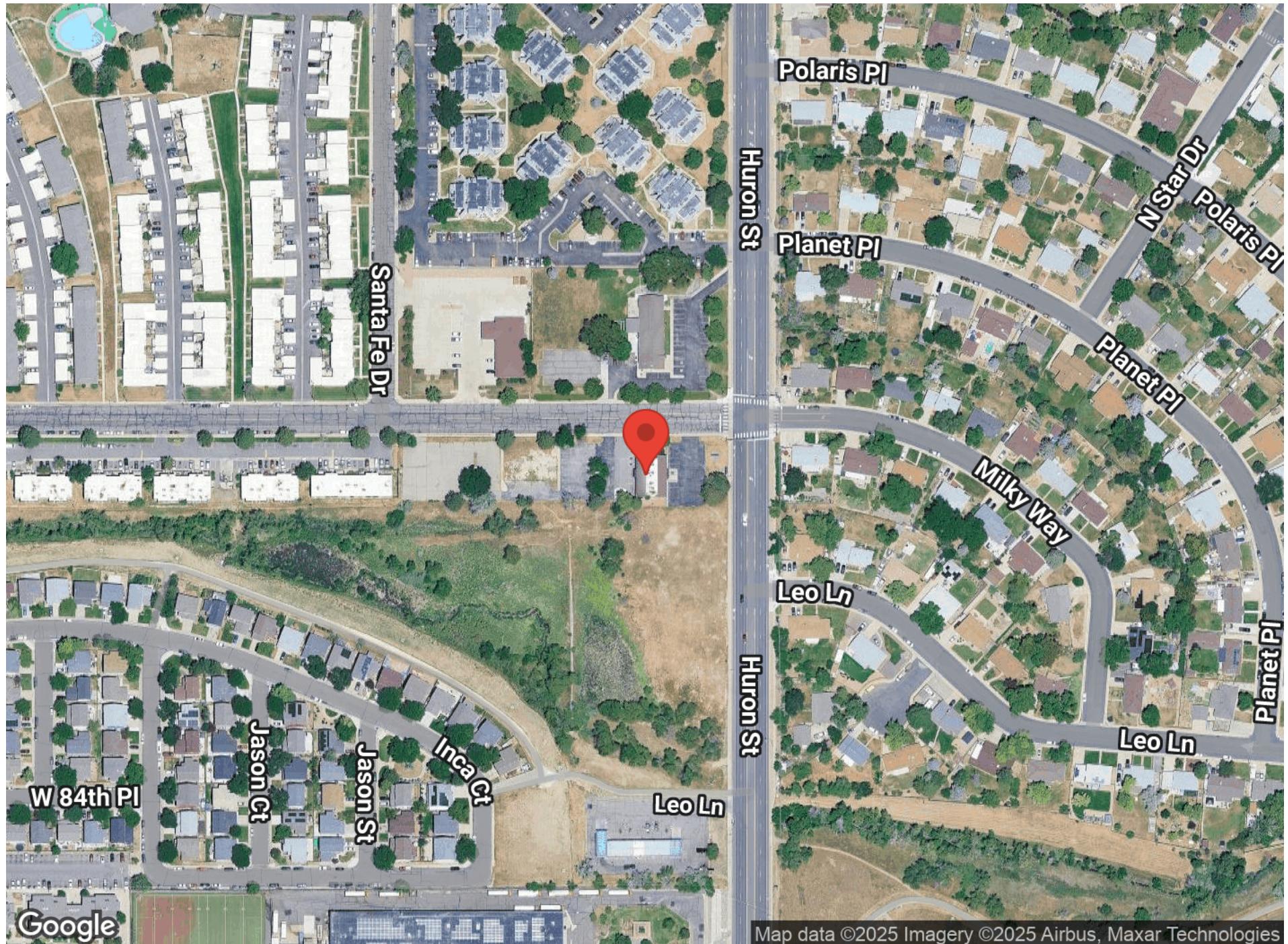
REGIONAL MAP

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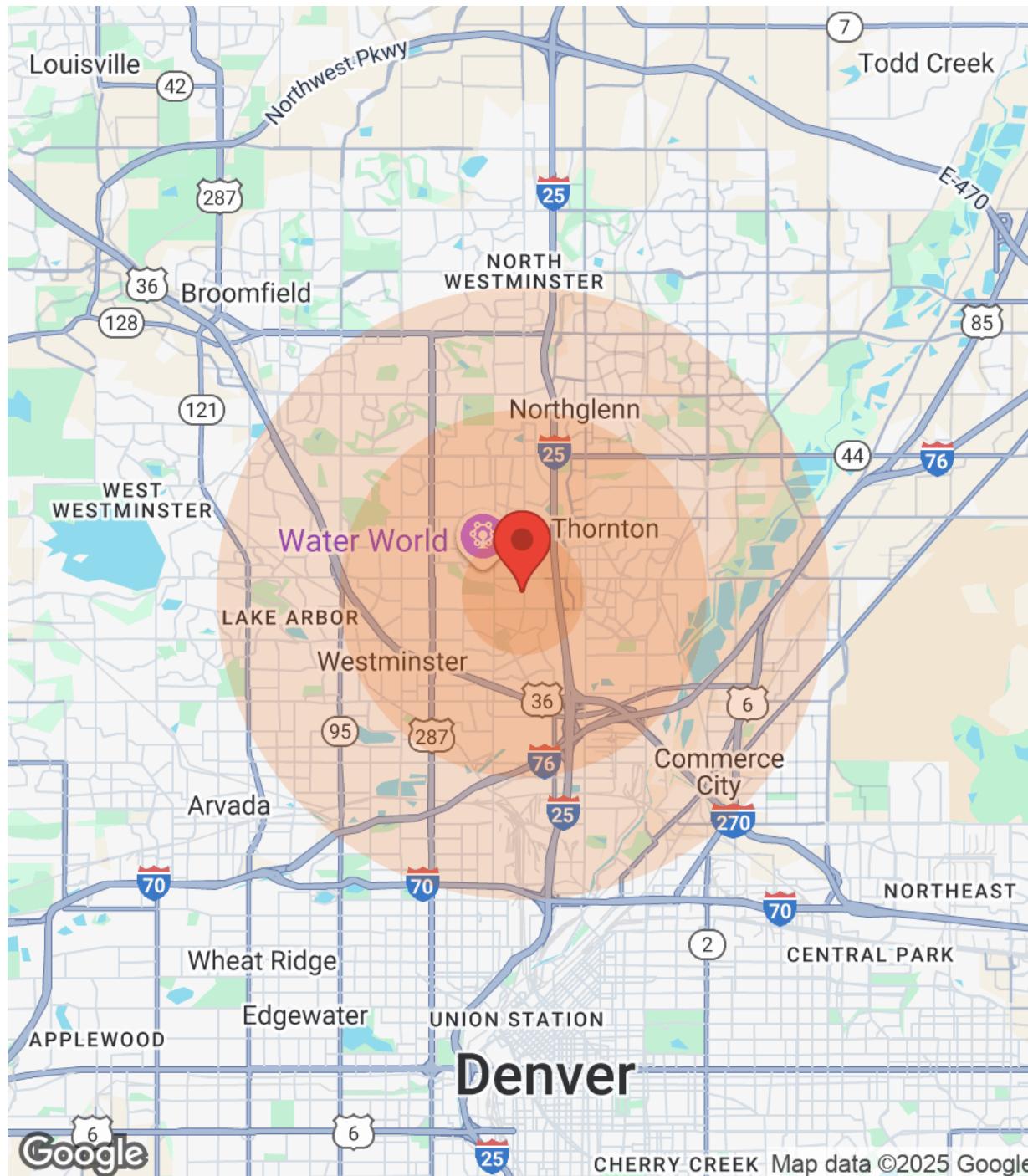
AERIAL MAP

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DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	8,912	75,087	162,350
Female	9,118	75,489	162,388
Total Population	18,030	150,576	324,738
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,742	36,344	73,879
Ages 15-24	2,491	19,890	42,614
Ages 25-54	7,231	60,948	132,134
Ages 55-64	1,629	15,390	35,848
Ages 65+	1,937	18,004	40,263
Race	1 Mile	3 Miles	5 Miles
White	11,597	109,527	248,846
Black	240	1,365	3,011
Am In/AK Nat	147	801	1,438
Hawaiian	1	11	23
Hispanic	10,906	75,642	133,318
Multi-Racial	11,564	71,102	127,066
Income	1 Mile	3 Miles	5 Miles
Median	\$41,626	\$45,814	\$48,592
< \$15,000	1,033	6,191	12,009
\$15,000-\$24,999	920	7,262	14,044
\$25,000-\$34,999	1,050	6,516	13,563
\$35,000-\$49,999	937	9,749	19,980
\$50,000-\$74,999	1,172	11,970	26,458
\$75,000-\$99,999	645	6,449	15,066
\$100,000-\$149,999	563	4,285	13,203
\$150,000-\$199,999	44	1,097	3,524
> \$200,000	26	551	2,027
Housing	1 Mile	3 Miles	5 Miles
Total Units	6,891	59,616	130,415
Occupied	6,377	56,092	123,387
Owner Occupied	3,299	33,815	76,005
Renter Occupied	3,078	22,277	47,382
Vacant	514	3,524	7,028