

OFFICE FOR SALE

8585 HURON

8585 HURON STREET, DENVER, CO 80260



FOR SALE

KW COMMERCIAL | DENVER TECH

6300 S. Syracuse Way, Suite 150
Englewood, CO 80111



Each Office Independently Owned and Operated

PRESENTED BY:

JENNIFER MUSSATO

Director, KW Commercial DTC

O: (303) 887-9893

C: (303) 887-9893

jmussato@kwcommercial.com

FA 100038131

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

8585 HURON STREET



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | DENVER TECH CENTER

6300 S. Syracuse Way, Suite 150
Englewood, CO 80111



Each Office Independently Owned and Operated

PRESENTED BY:

JENNIFER MUSSATO

Director, KW Commercial DTC

O: (303) 887-9893

C: (303) 887-9893

jmussato@kwcommercial.com

FA 100038131

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

OFFICE FOR SALE

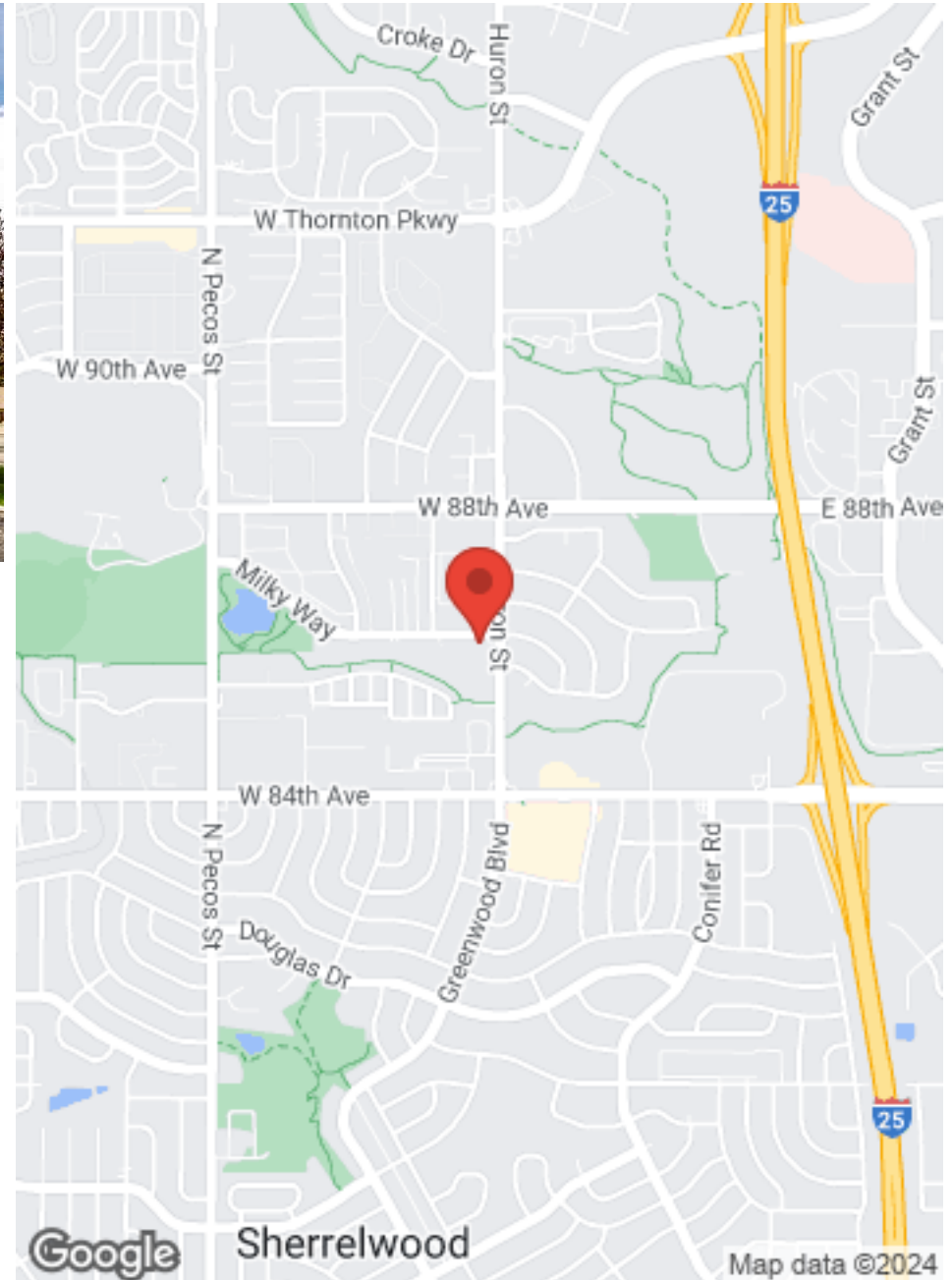
8585 HURON STREET



SALE PRICE: \$1,272,000

- Excellent Owner-User Office Opportunity
- Multi-tenant capacity
- An Additional 2400 SF of Basement Storage Space
- Major Renovation Completed in 2014 & 2022
- Ample Parking
- Marquee 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

8585 HURON STREET



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.

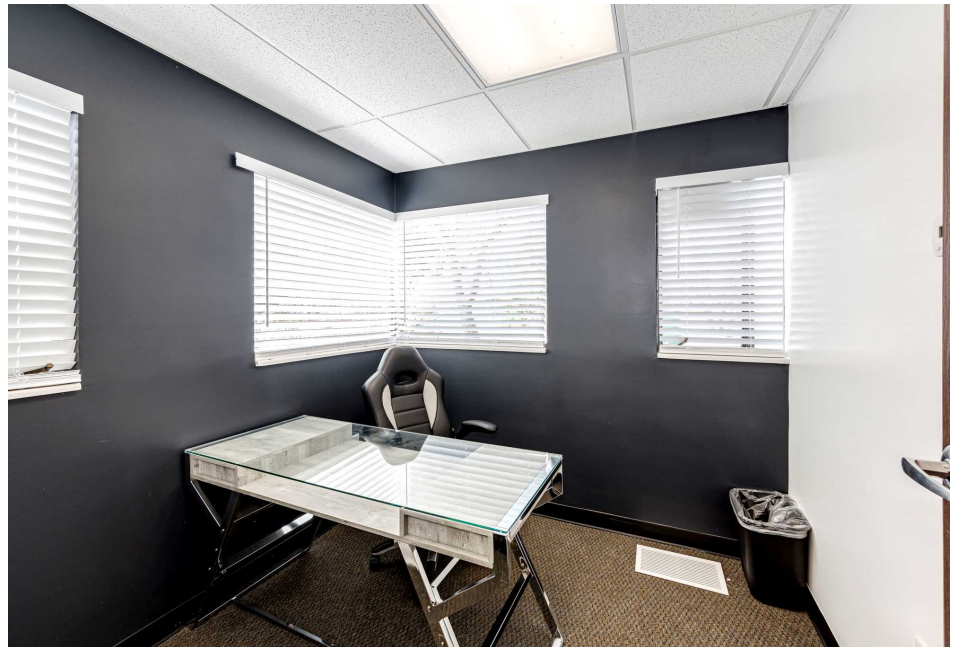
Close Proximity to Amenities: Located near a variety of shops, restaurants, and services, the building offers the convenience of nearby amenities, making it an attractive location for employees and clients.

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.

PROPERTY PHOTOS

8585 HURON STREET



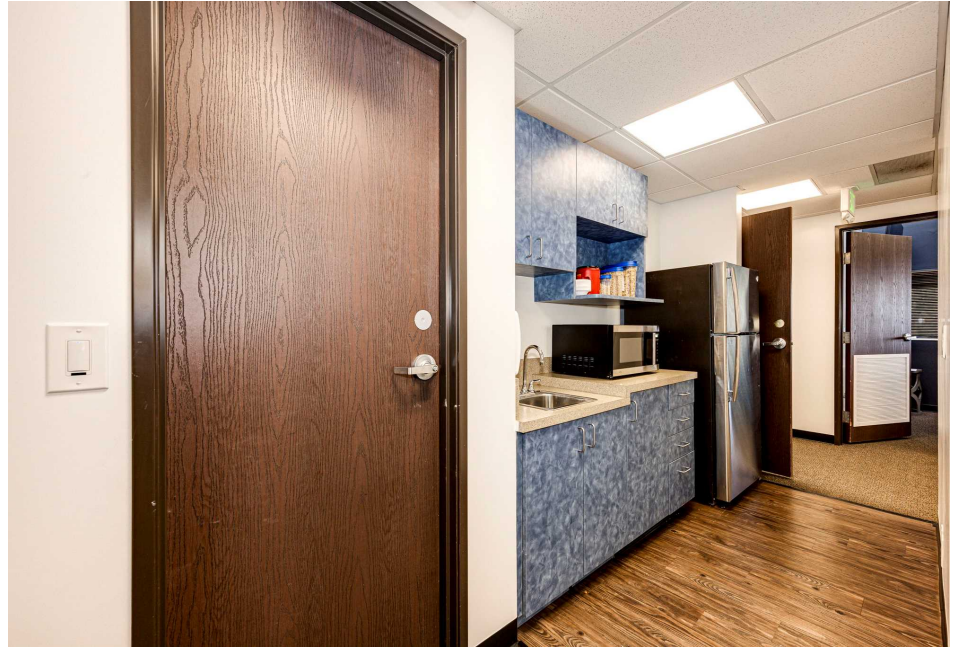
PROPERTY PHOTOS

8585 HURON STREET



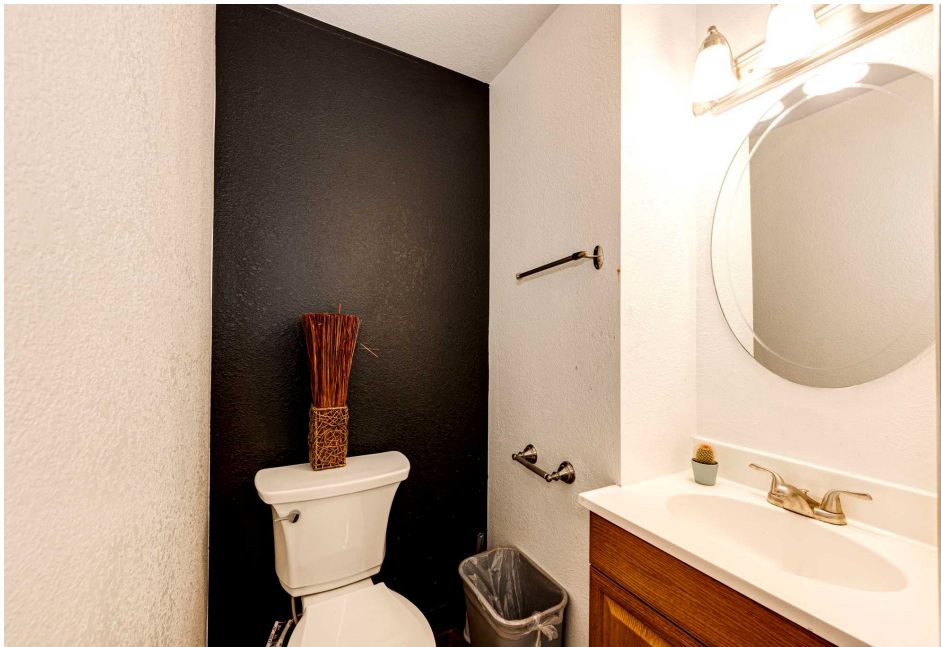
PROPERTY PHOTOS

8585 HURON STREET



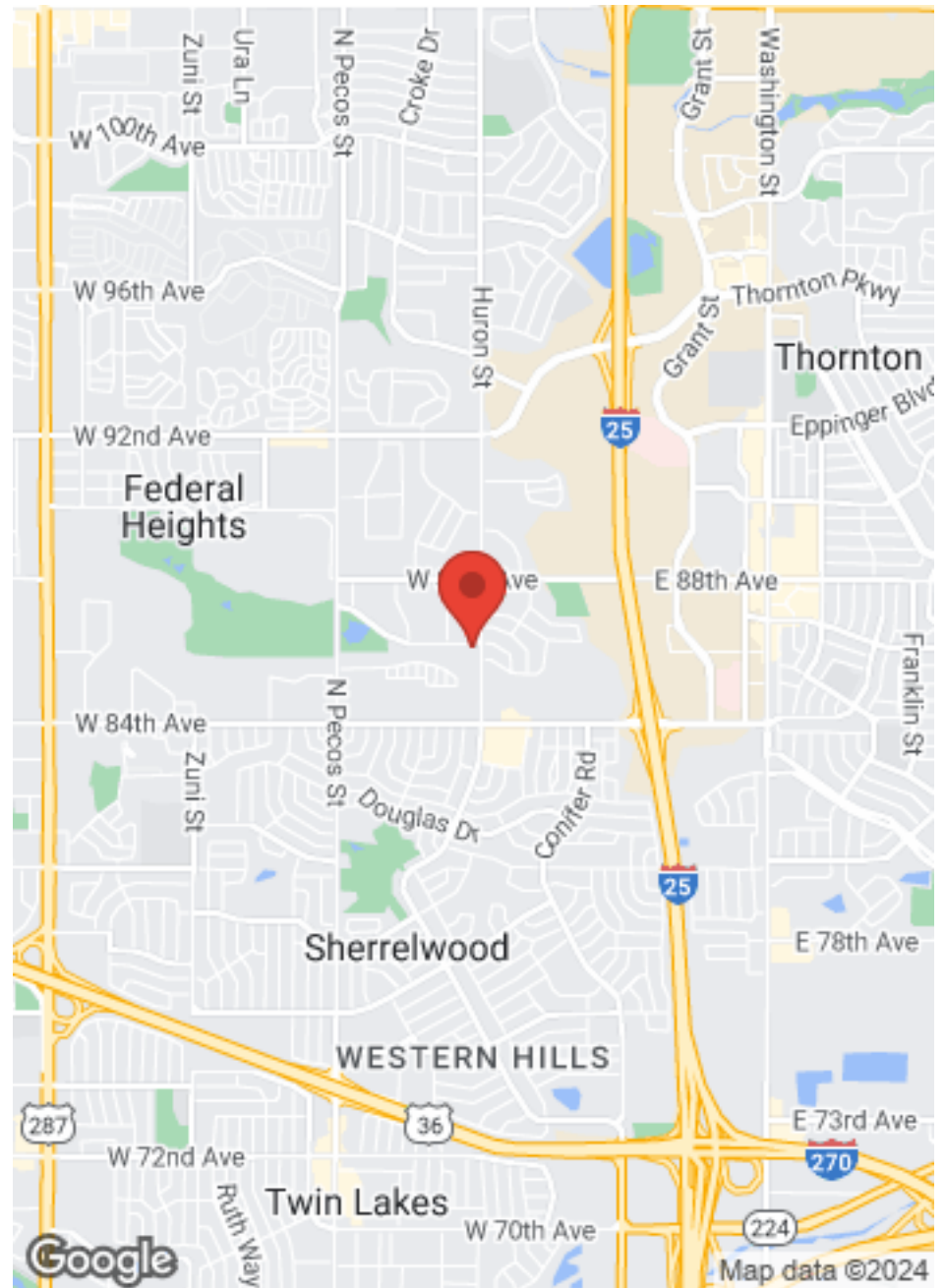
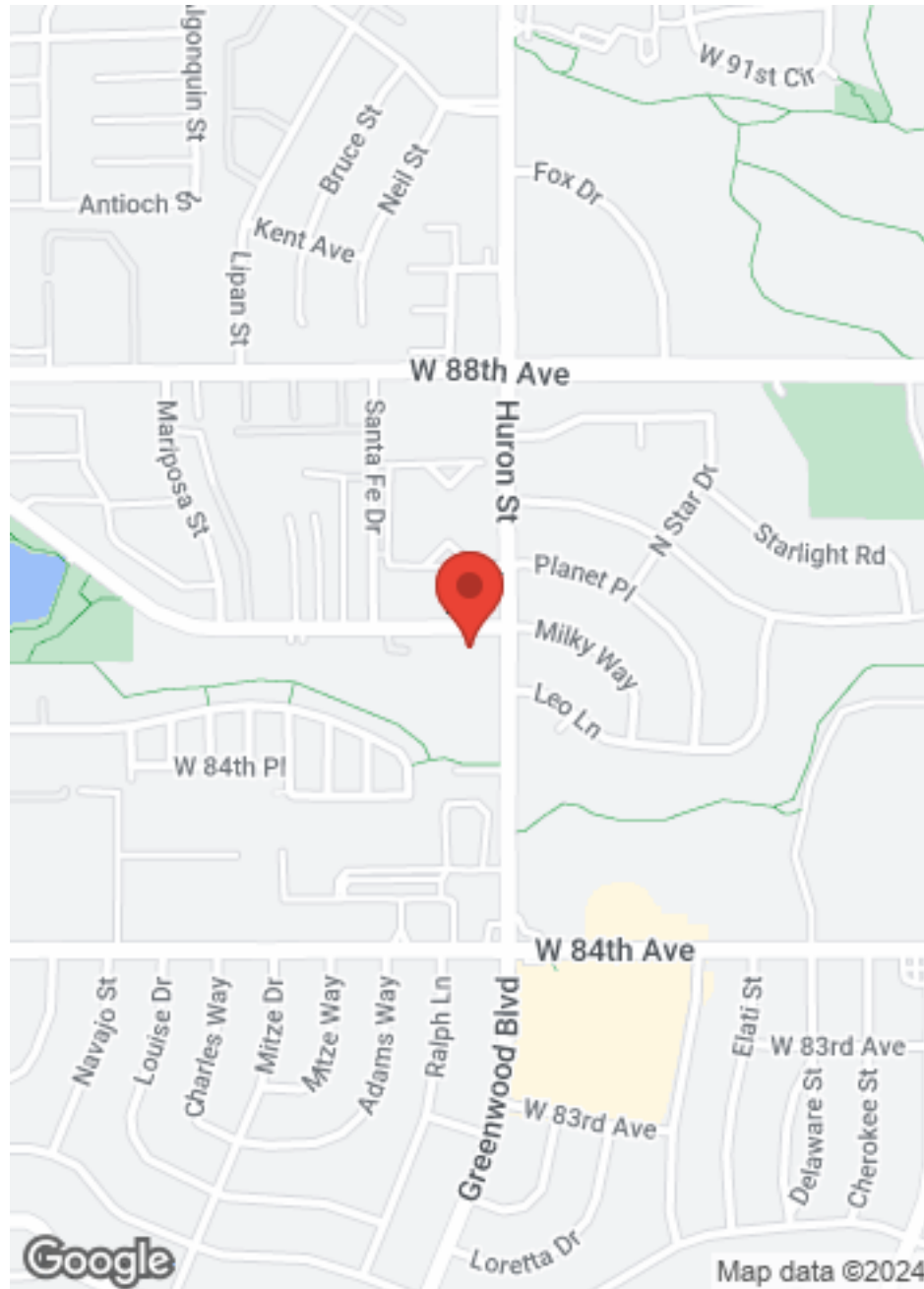
PROPERTY PHOTOS

8585 HURON STREET



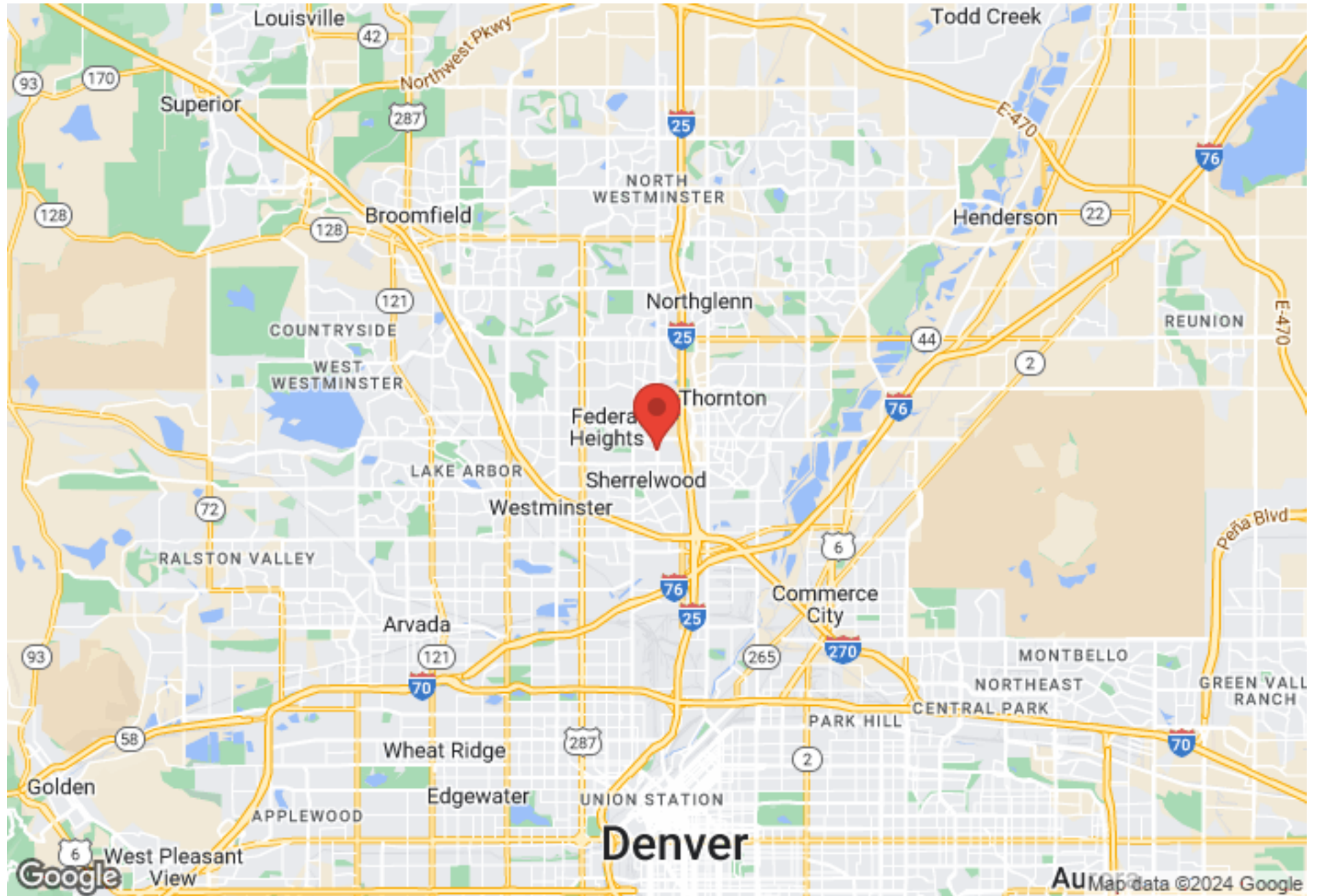
LOCATION MAPS

8585 HURON STREET



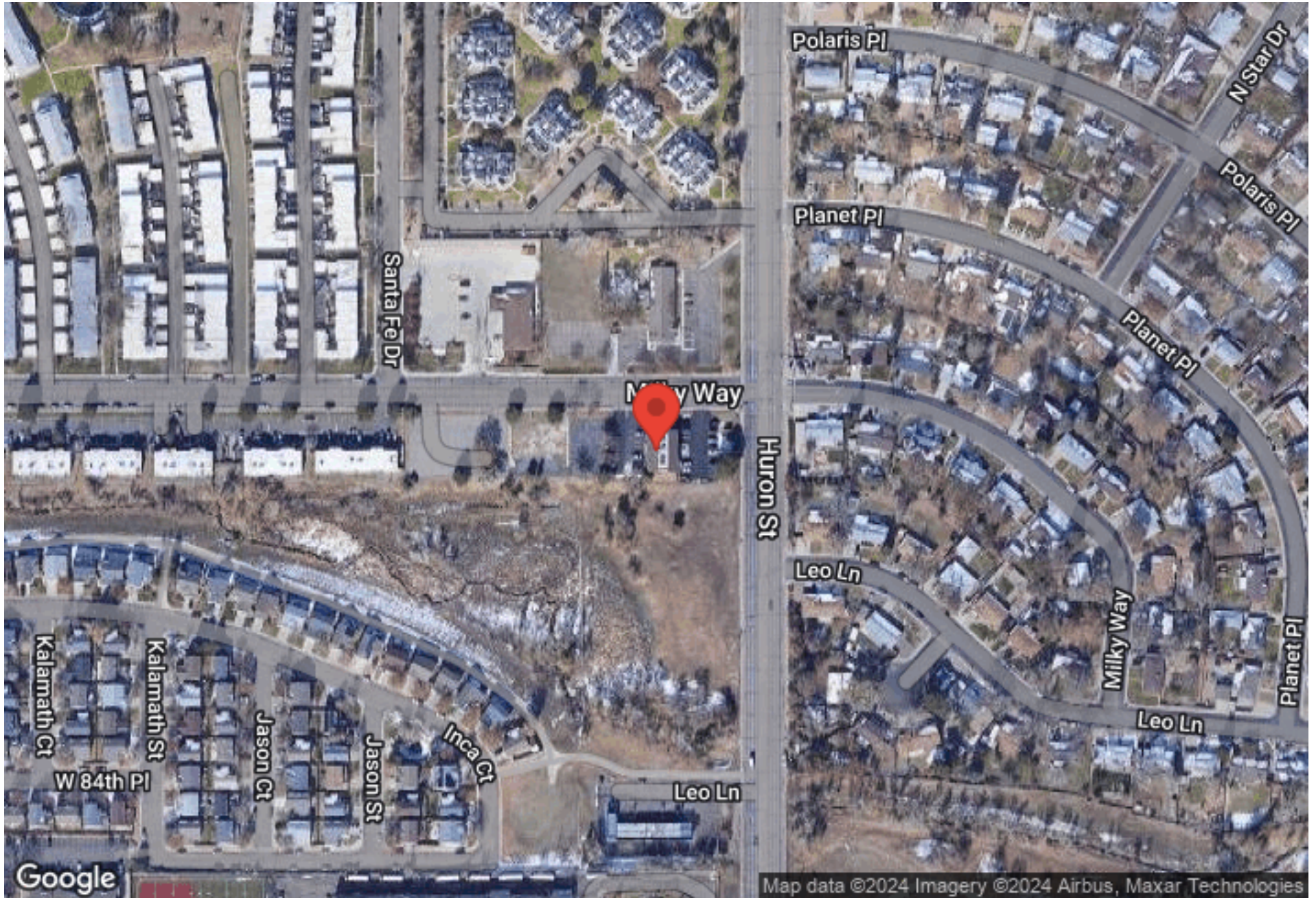
REGIONAL MAP

8585 HURON STREET



AERIAL MAP

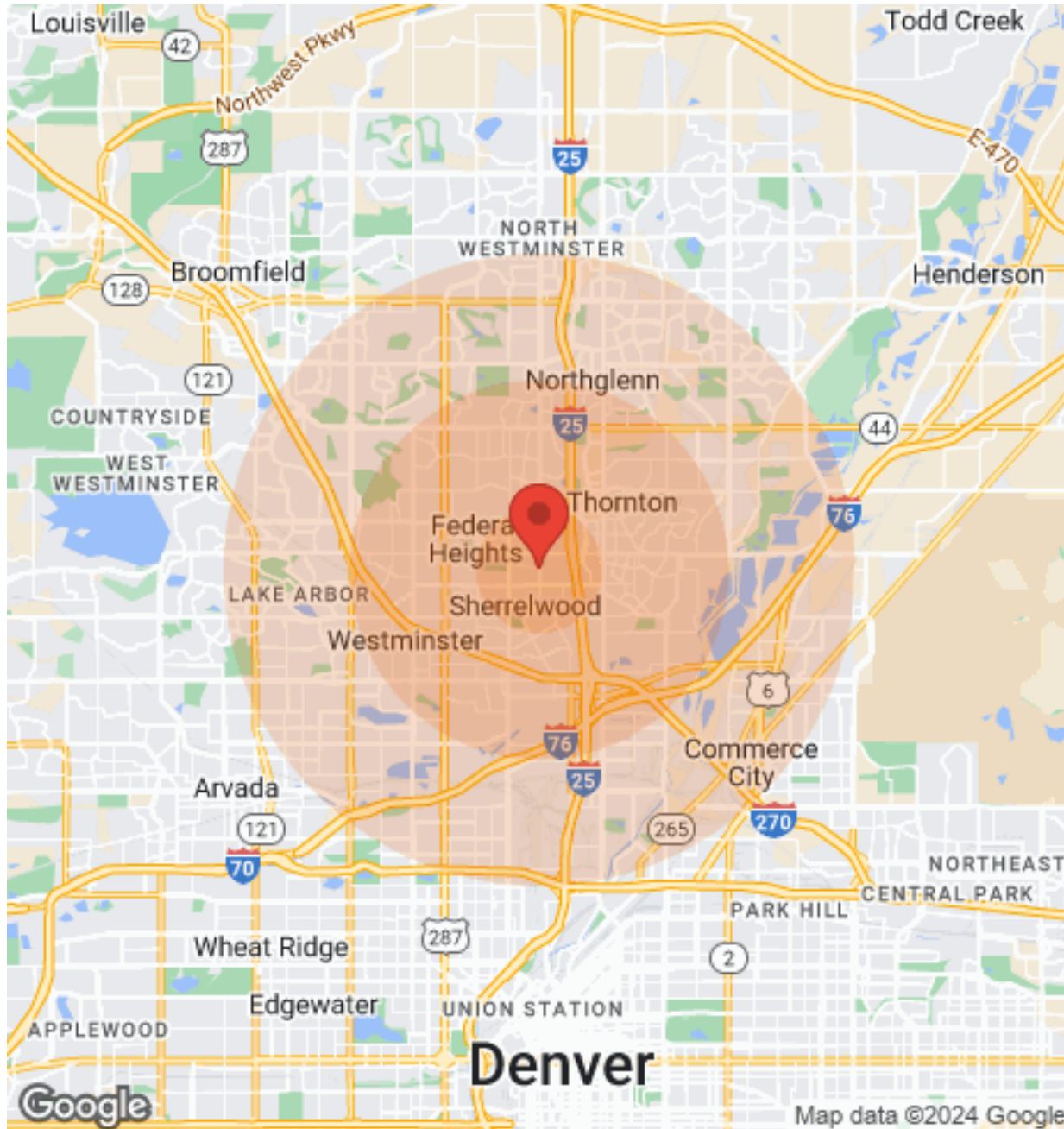
8585 HURON STREET



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

DEMOGRAPHICS

8585 HURON STREET



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