



FOR LEASE/SALE

3,350 SF Office Condo With New Buildout

7374 South Alton Way #101-102 | Centennial, CO 80112



## CONTACT:

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## OFFERING SUMMARY

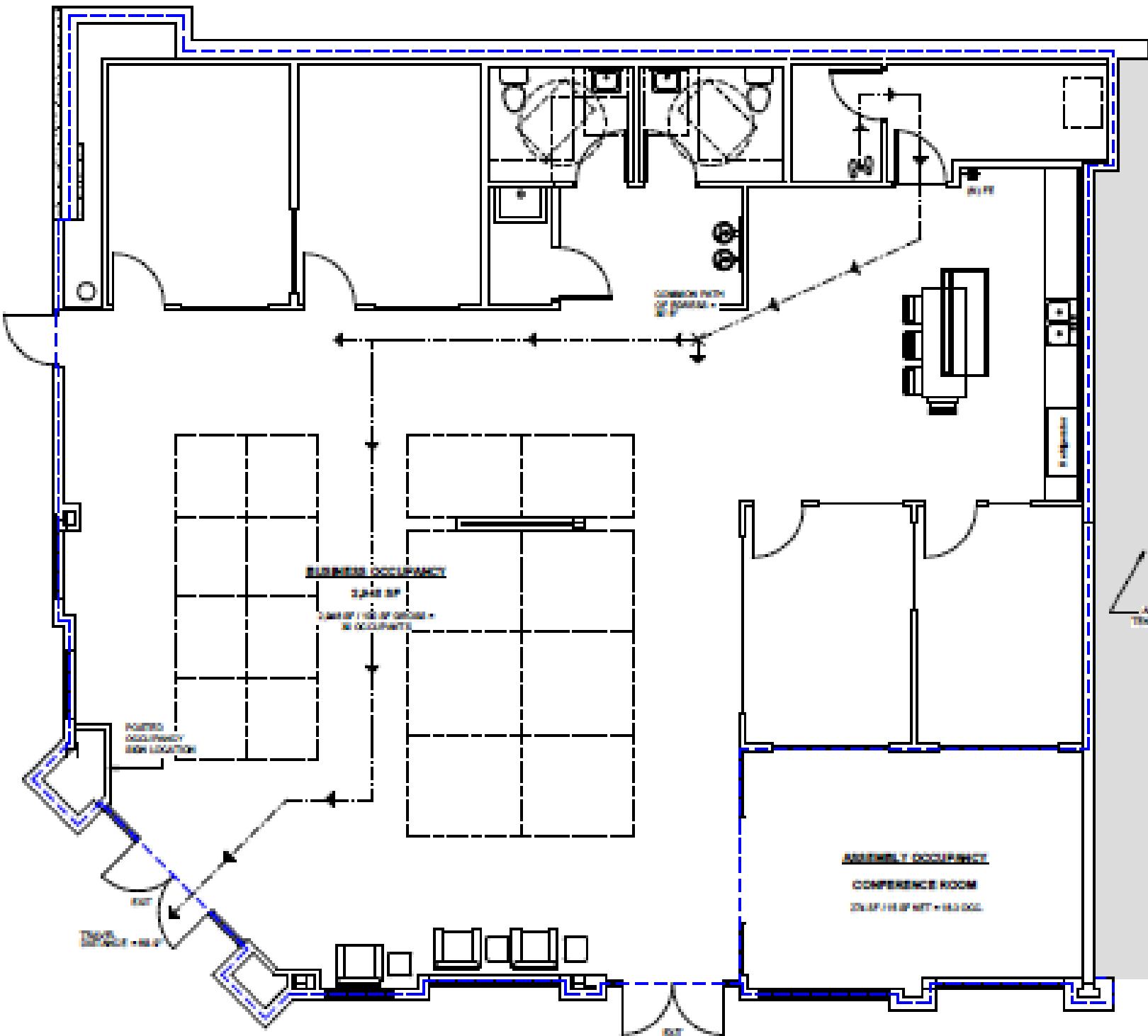
<b>Sale Price:</b>	\$1,423,750
<b>Property Taxes:</b>	\$8.14/sf per year
<b>Association Dues:</b>	\$5.39/sf per year
<b>Building Size:</b>	3,350 SF
<b>Lease Rate:</b>	\$25/sf MG*
<b>Building Class:</b>	B
<b>Year Built:</b>	2007
<b>Renovated:</b>	2025

## PROPERTY HIGHLIGHTS

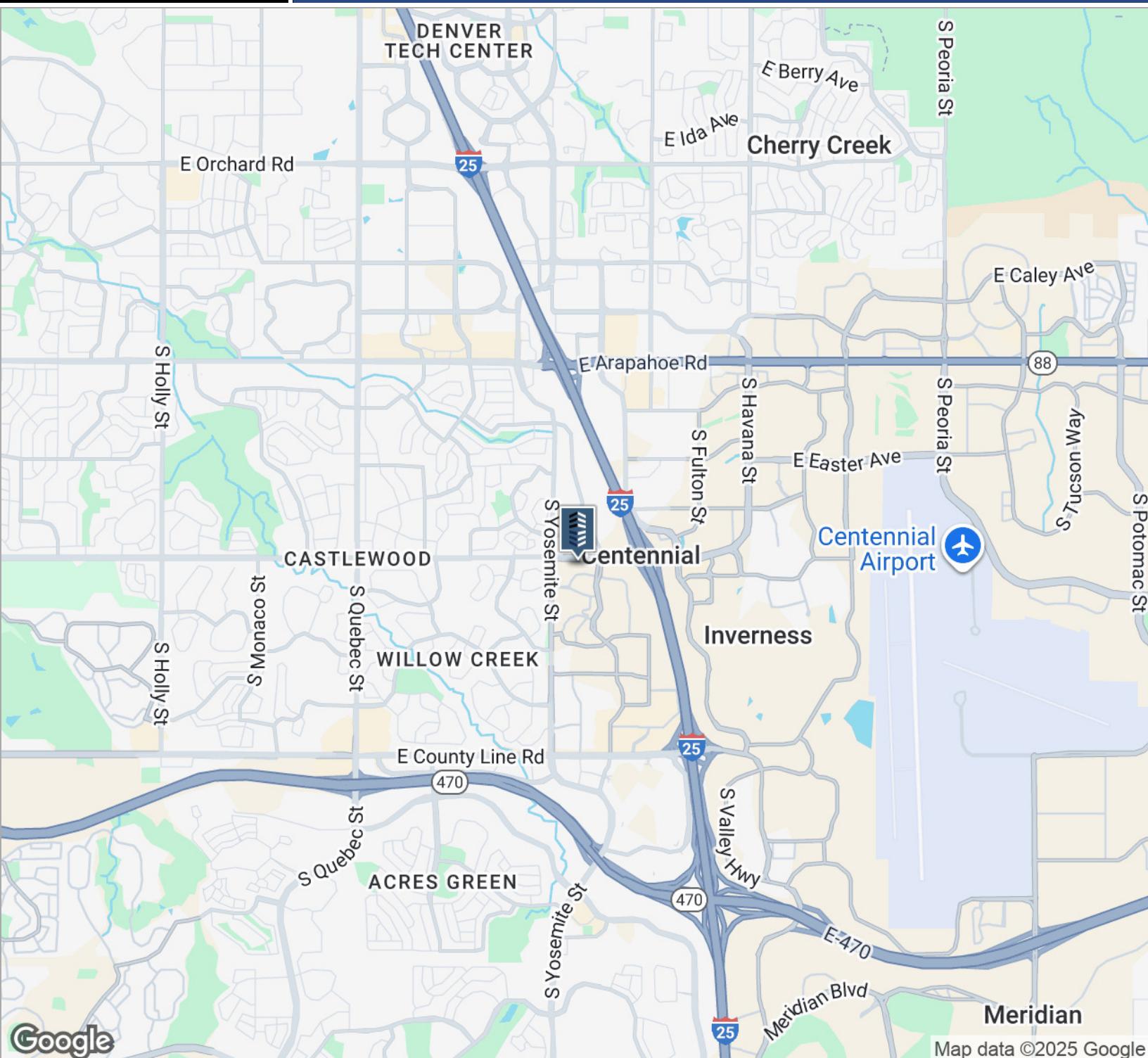
- Asking sale price just reduced to \$425/sf or \$1,423,750
- For lease at \$25/sf MG\*
- Close proximity to I-25
- Hundreds of Restaurants in the area
- Ground floor unit with new buildout
- Buildout includes four private offices, conference room, two ADA restrooms, copier room and large open bullpen area
- Association Dues are \$1,504.20 per month
- Property Taxes are \$27,258 per year
- 2 Blocks from the Dry Creek Light Rail Station
- Exterior Signage Available
- Part of the Alton Way Office Village
- Seller will deliver the space in a "vanilla shell" condition, additional finish can be negotiated if desired.



# 3,350 SF OFFICE CONDO WITH HIGH QUALITY FINISHES



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