



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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UNIQUE PROPERTIES

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OFFERING SUMMARY

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

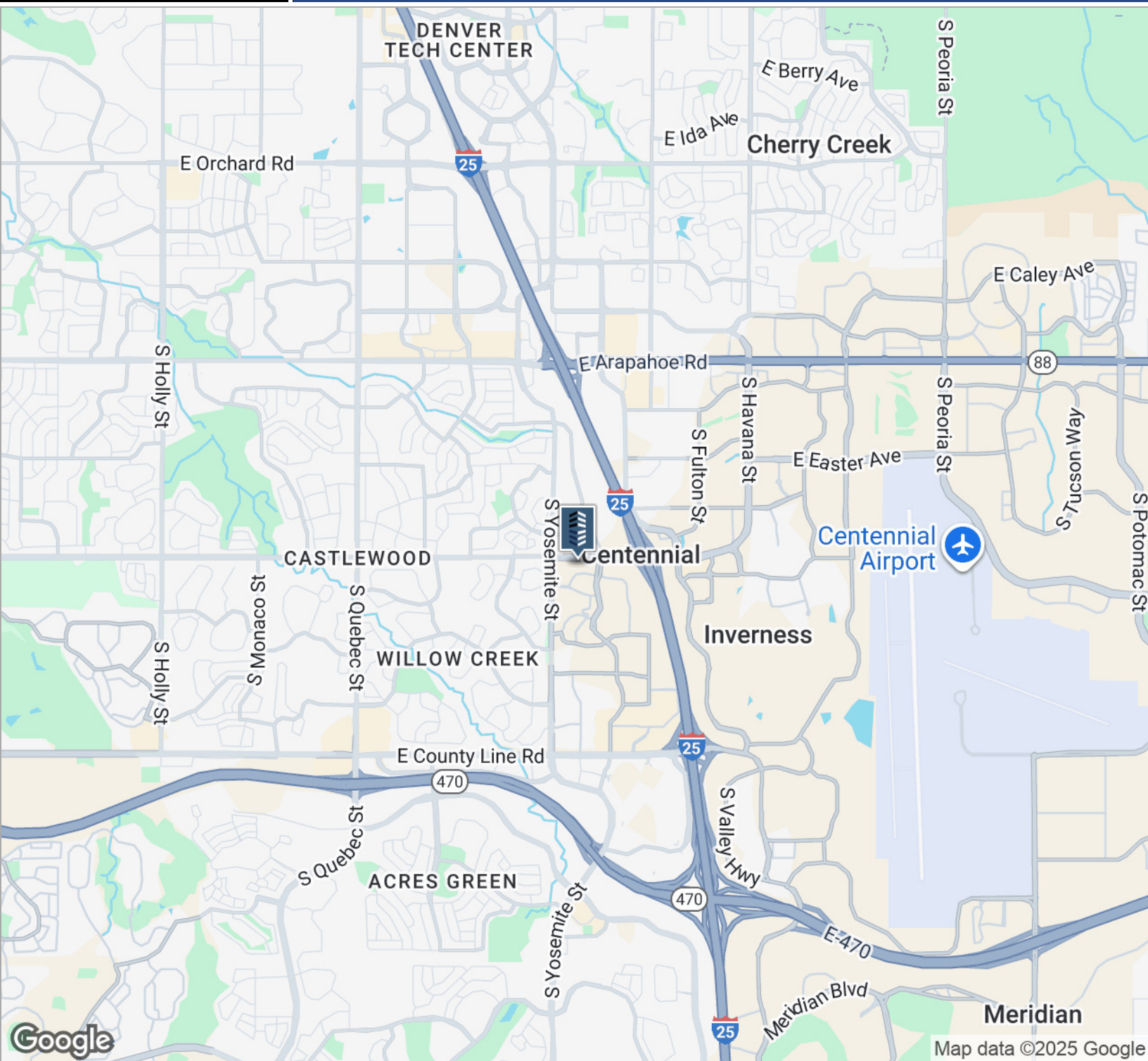
PROPERTY HIGHLIGHTS

- 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.



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

3,350 SF OFFICE CONDO WITH HIGH QUALITY FINISHES



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