FOR SALE | HIGH-END FLEXIBLE OFFICE ASSET NEAR CHERRY CREEK

383-393 CORONA STREET

Denver,CO 80218

Price: $6,000,000 | Total SF: 15,641 | Zoning: U-MX-2

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OFFERING SUMMARY

PROPERTY HIGHLIGHTS

Address:	383-393 Corona Street, Denver, CO 80218
Purchase Price:	$6,000,000 ($383/SF)
Total SF:	15,641 SF
Lot Size:	15,624 SF | 0.36 AC
Zoning:	U-MX-2
Year Built/Renovated:	1910/1950/2013
2025 Taxes:	$106,899.90
Parking:	26 spaces (surface lot)
Property Type:	Class A Office/Multi-Tenant

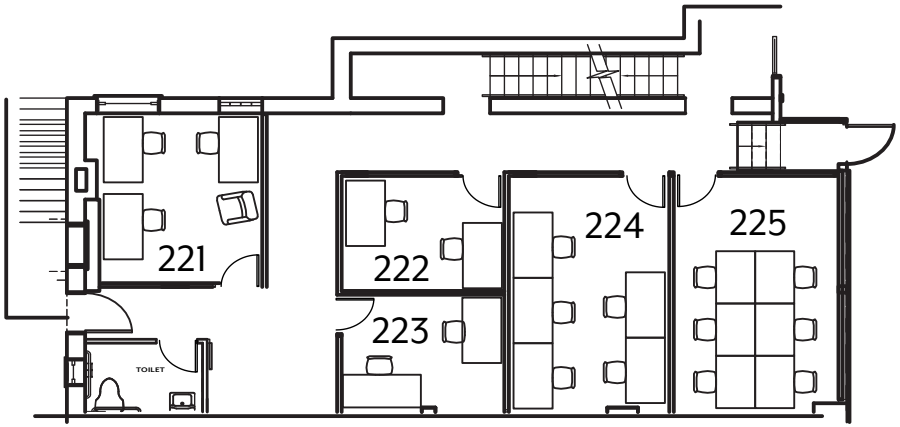
- Class A multi-tenant flexible office building in the heart of Denver's Country Club neigborhood
- Zoned U-MX-2 for flexible uses (MOB, Retail, Residential)
- Pedestrian & bike-friendly vibe with nearby grocery stores, restaurants, shops and several coffee shops
- Less than a 3-minute drive to Cherry Creek North and the Cherry Creek Shopping Center
- Close proximity to major Denver thoroughfares and public transportation routes
- Well maintained office space with flexible work environments

Henry Group Real Estate is pleased to present the property located at 383-393 Corona Street, Denver, CO 80218 for sale. The property, currently home to Shift Workspaces, is Colorado's premiere luxury workspace which features private offices, coworking space, virtual offices, meeting rooms and event space.

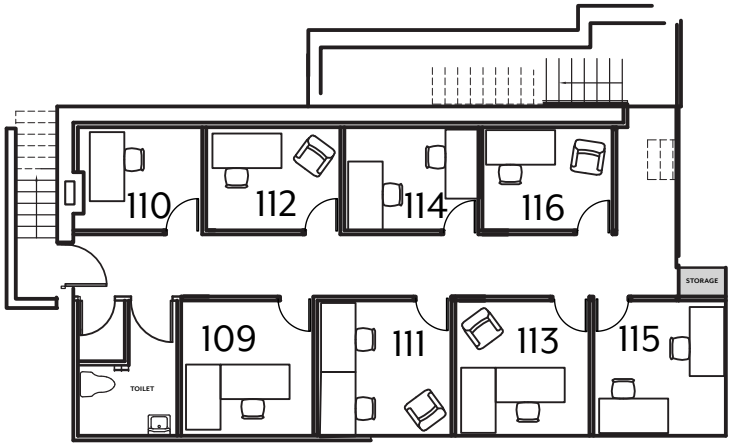
PROPERTY DETAILS

Address:	383-387 Corona Street, Denver, CO 80218
Number of Buildings:	Two (2)
Total Building SF:	15,641 SF
Number of Parcels:	Two (2)
Total Land Area:	0.36 acres (15.624 SF)
Parcels ID's:	05112-16-002-000, 05112-16-003-000
Zoning:	U-MX-2
Parking:	26 striped stalls (1.66 : 1,000 RSF)
Year(s) Built/Renovated:	1910/1950/2013
Building Type:	Office/Coworking
Class:	A
Construction:	Masonry Brick and Stucco
Roof:	EPDM Rubber Membrane System Seal coated with Elastek in 2013
Building Coverage Ratio:	0.46
Ceiling Heights:	8' - 10'
Utility Metering:	Master Metered for Gas and Electric
2025 Property Taxes:	$106,899.90

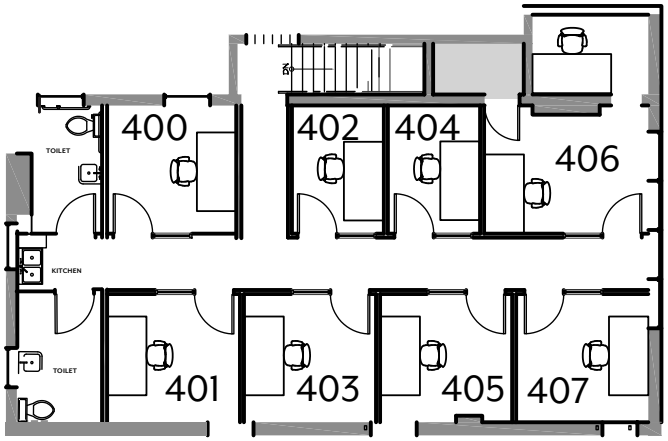
FLOOR PLANS



Main Level North Wing

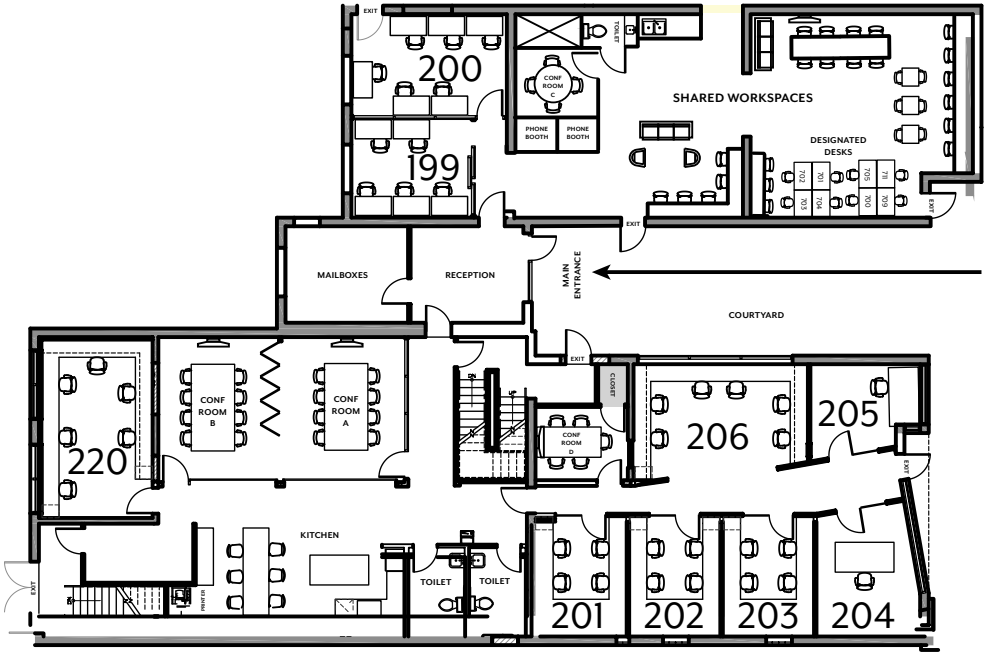


Lower Level North Wing



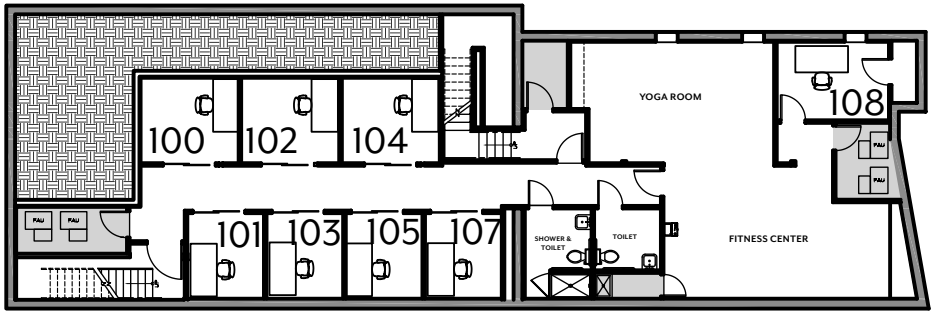
2nd Floor North Wing

FLOOR PLANS

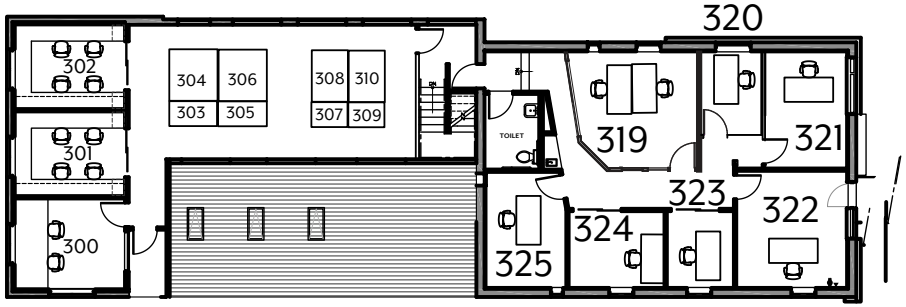


Main Level

Main Level South Wing



Lower Level South Wing



2nd Floor South Wing

ADDITIONAL PHOTOS

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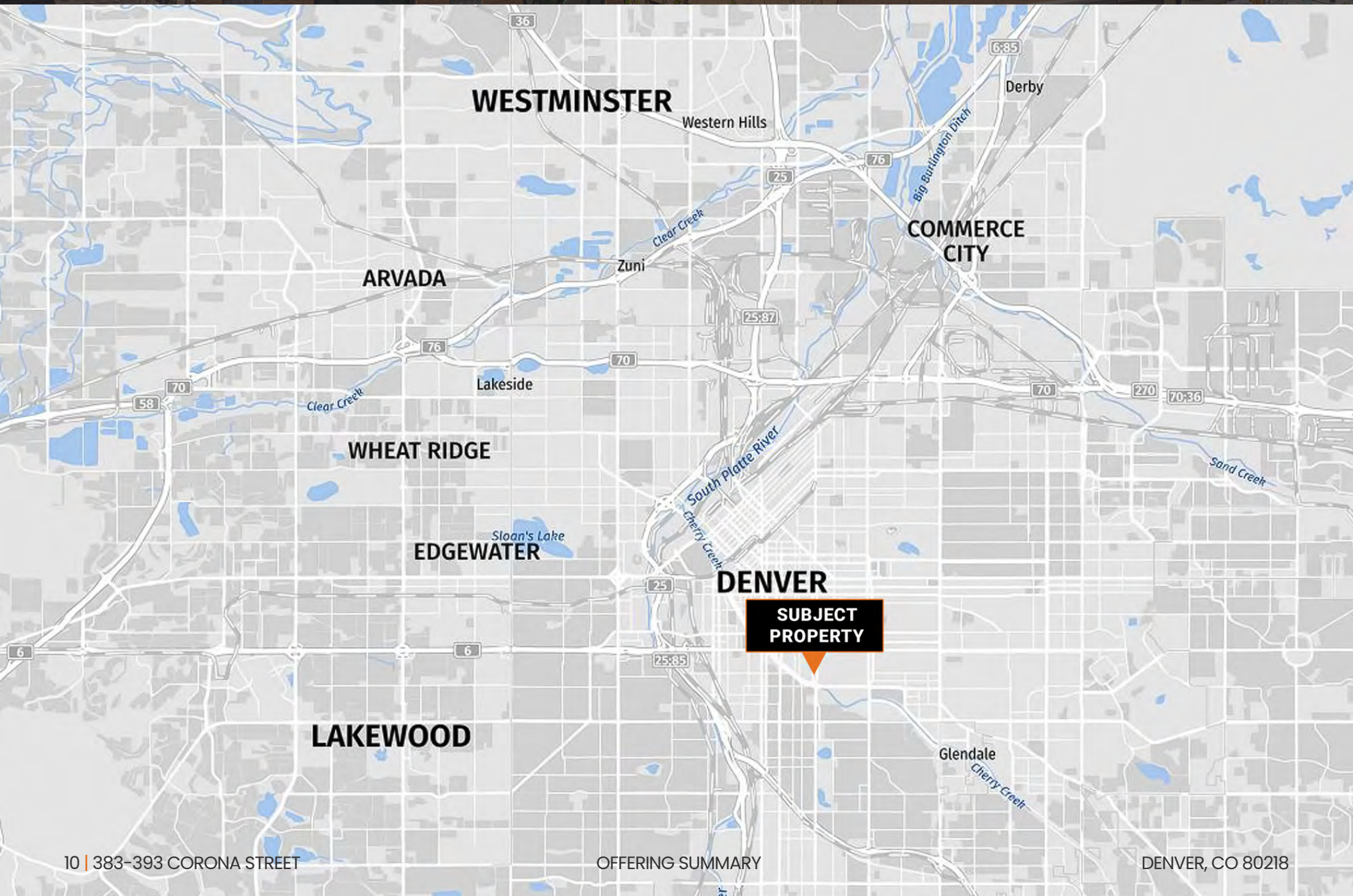
LOCATION MAP



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AREA MAP

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	6,399	24,167	72,216
Total Population	10,726	39,144	125,398
Average HH Income	$147,334	$135,184	$138,174

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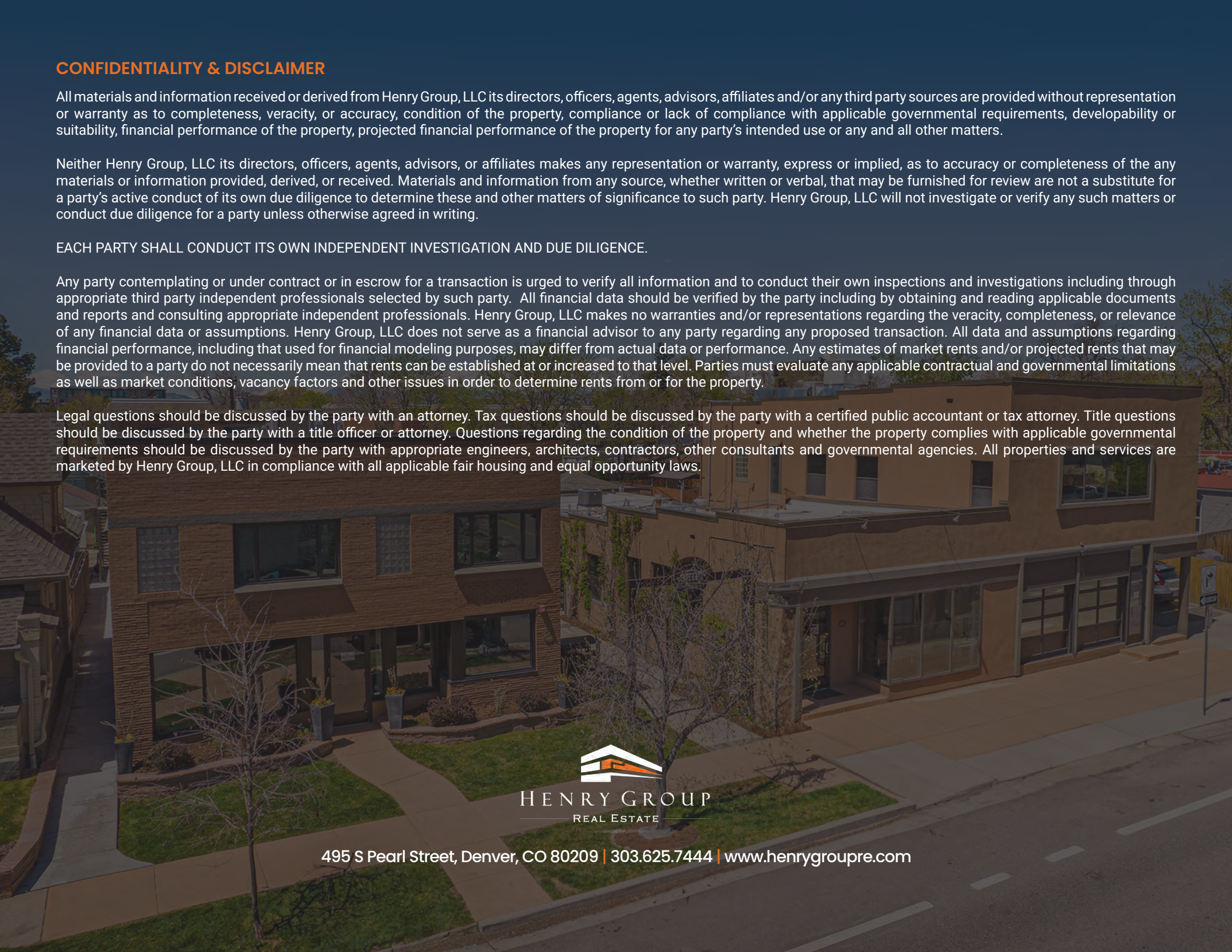
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and 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 Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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