



FOR SALE/LEASE

3,441 SF Office Condo With High End Finishes Throughout

7384 South Alton Way #203-204 | Centennial, CO 80112



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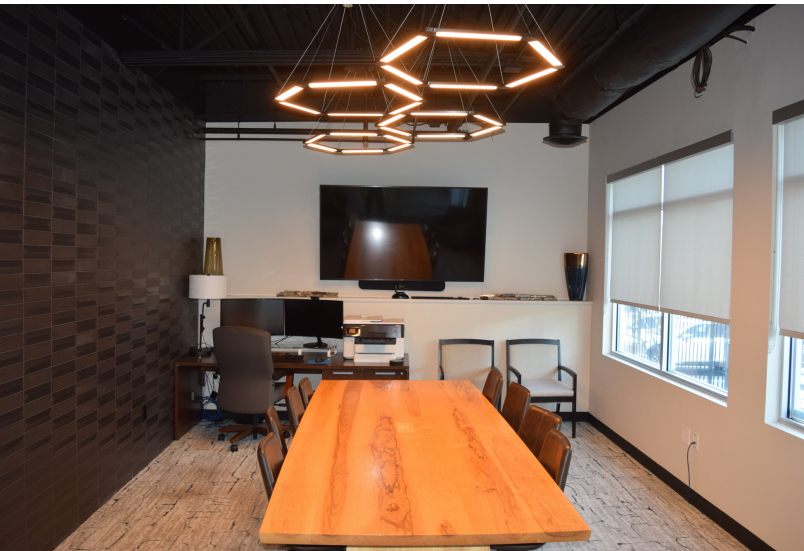
OFFERING SUMMARY

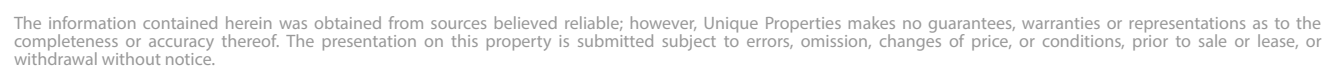
Sale Price:	\$1,634,475
Building Size:	3,441 SF
Property Taxes:	\$8.15/sf per year
Association Dues:	\$5.39/sf per year
Building Class:	B
Lease Rate:	\$25/sf MG*
Year Built:	2007
Renovated:	2023

PROPERTY HIGHLIGHTS

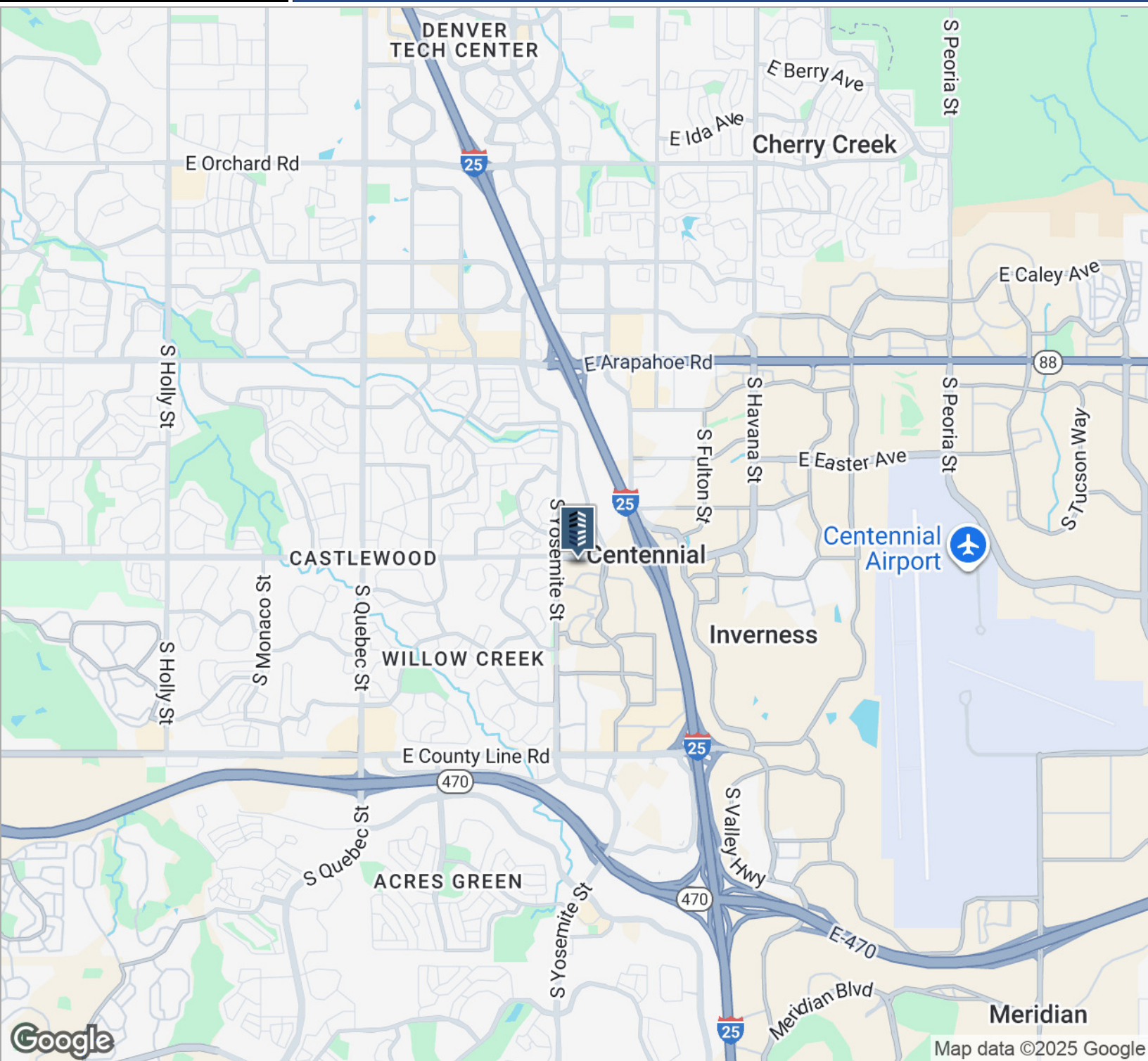
- Three full sides of perimeter glass!
- Price reduced to just \$475/sf or \$1,634,475
- Also for lease at \$25/sf MG*
- Close proximity to I-25
- Hundreds of Restaurants in the area
- Second floor unit with new high-end finishes throughout and two private balconies
- Buildout includes three executive offices, conference room, two ADA restrooms,
- kitchen and large open bullpen area
- Association Dues are \$1,545.06 per month
- Property Taxes are \$28,045 per year
- 2 Blocks from the Dry Creek Light Rail Station
- Exterior Signage Available
- Part of the Alton Way Office Village

3,441 SF OFFICE CONDO WITH HIGH END FINISHES THROUGHOUT





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