

**OFFICE | FOR LEASE**

10190 Bannock St  
Northglenn, CO, 80260



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**PROPERTY DESCRIPTION**

Conveniently located off 104<sup>th</sup> and I-25, this newly remodeled beautiful office building boasts outdoor sitting options, all new VRF HVAC system, and new landscaping. With flexible build-to-suit options, this building can accommodate any office tenant.

**PROPERTY HIGHLIGHTS**

- Easy access to I-25, E-470, I-70, & I-76
- Build to Suit Options Available
- Flexible Build to Suit options
- Complete Building Renovation in 2020

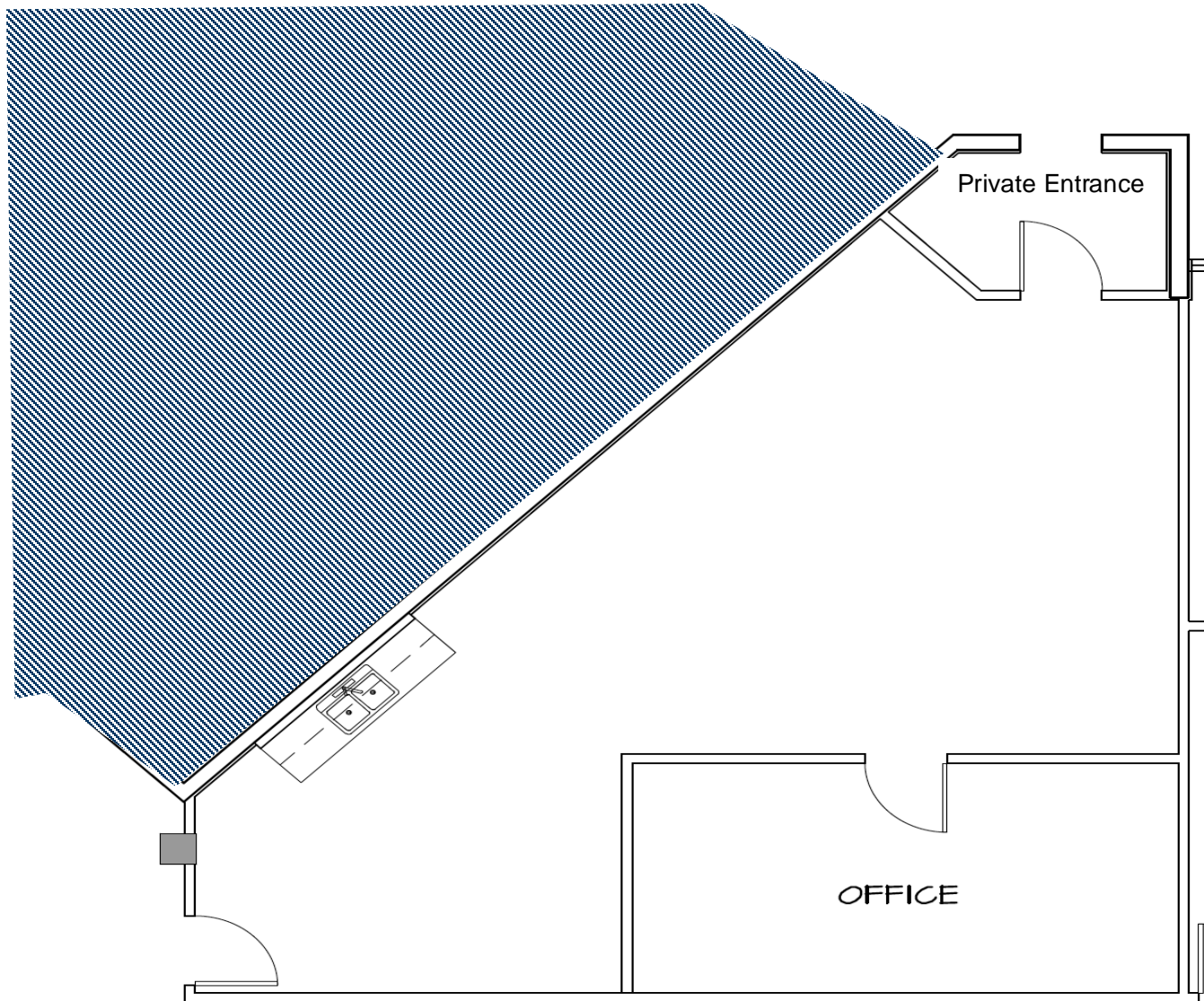
**OFFERING SUMMARY**

Lease rate	Negotiable (FSG)
Building size	47,705 SF
Available SF	1,305 SF – 1,731 SF
Parking	3.5 : 1,000 RSF
Year built	1980
Renovated	2020
Zoning	Commercial Auto-Oriented

# Suite 105

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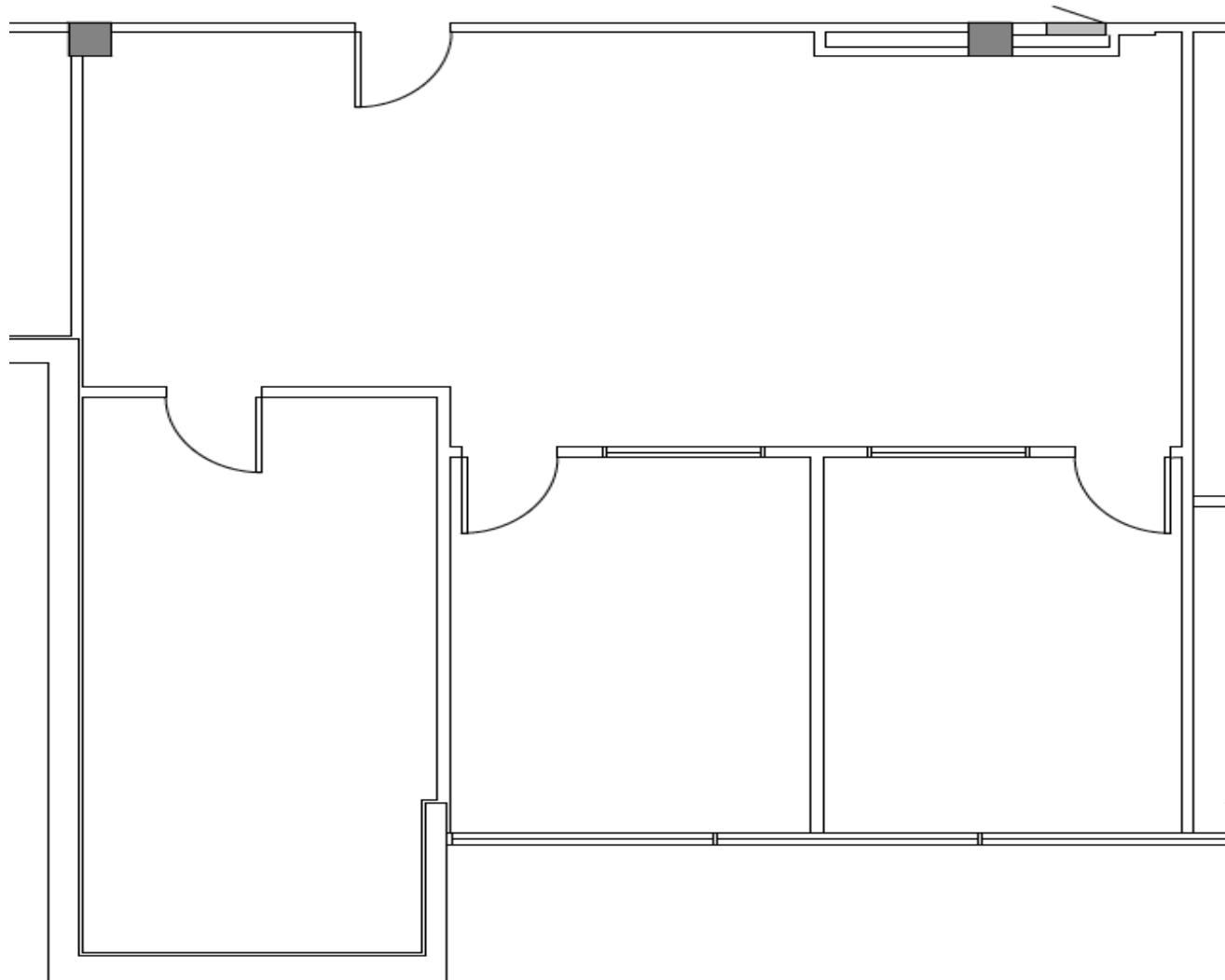
1,178 RSF



# Suite 104

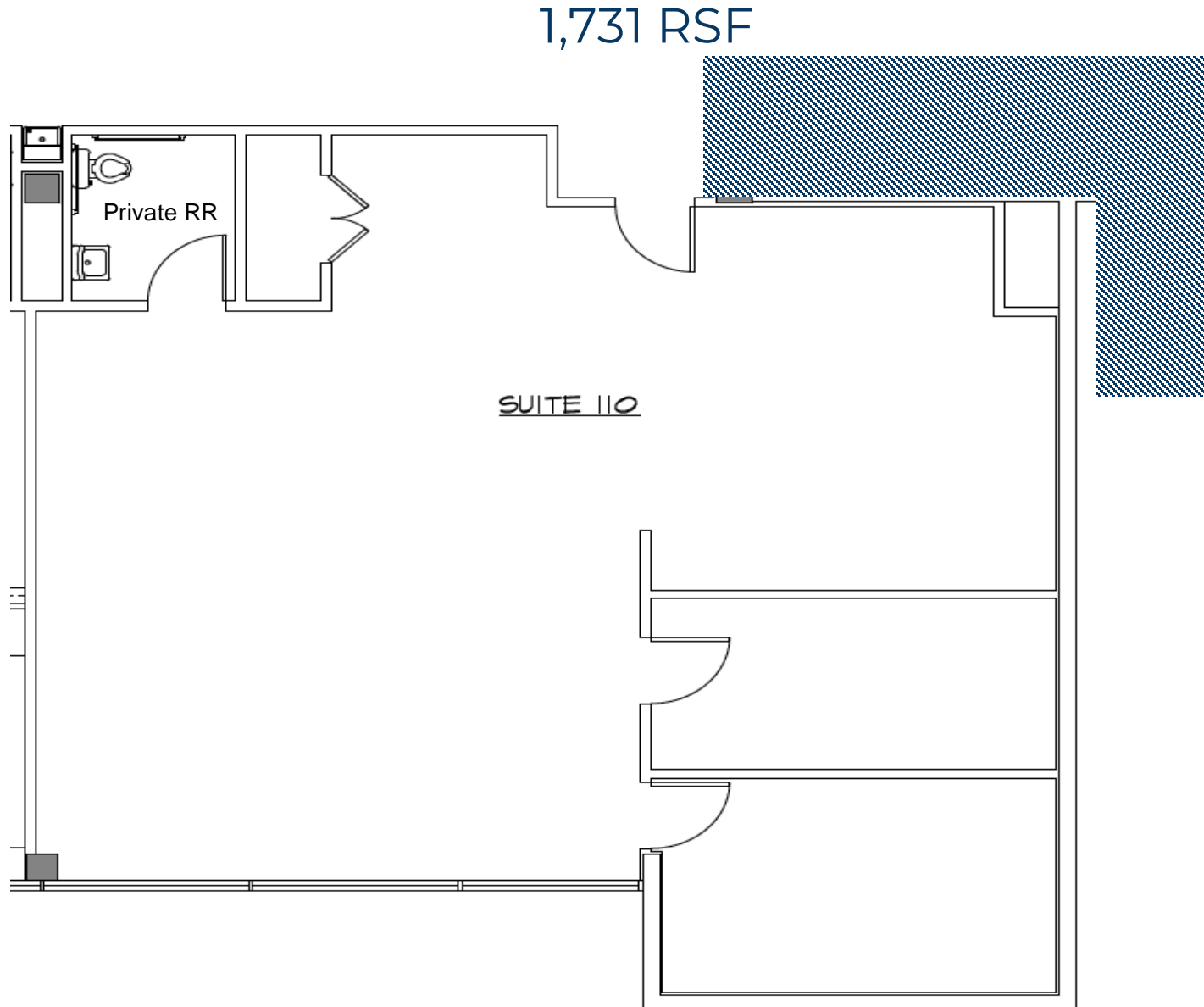
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1,472 RSF



# Suite 100

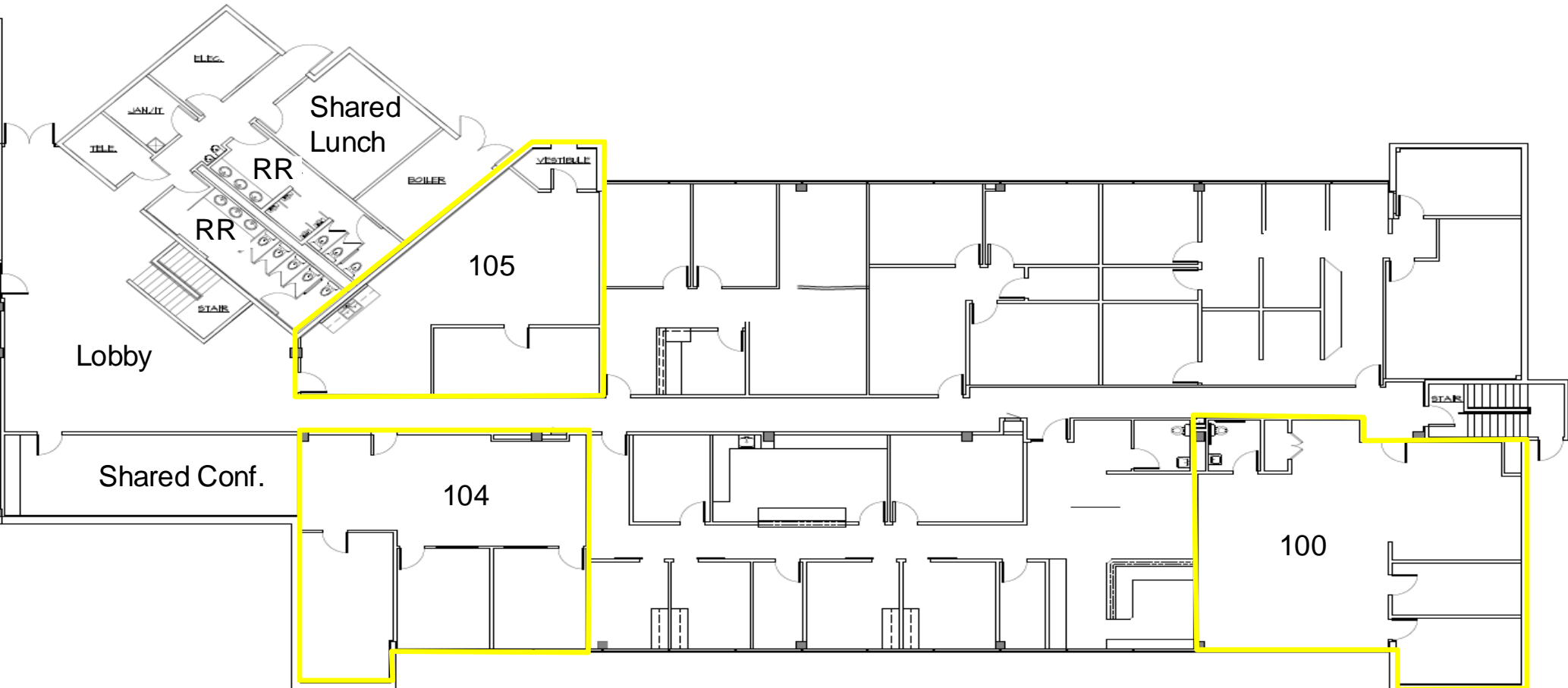
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# \*\*Spec Suite Expected Delivery: January 2025

## Key

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### BANNOCK LOWER LEVEL - WEST

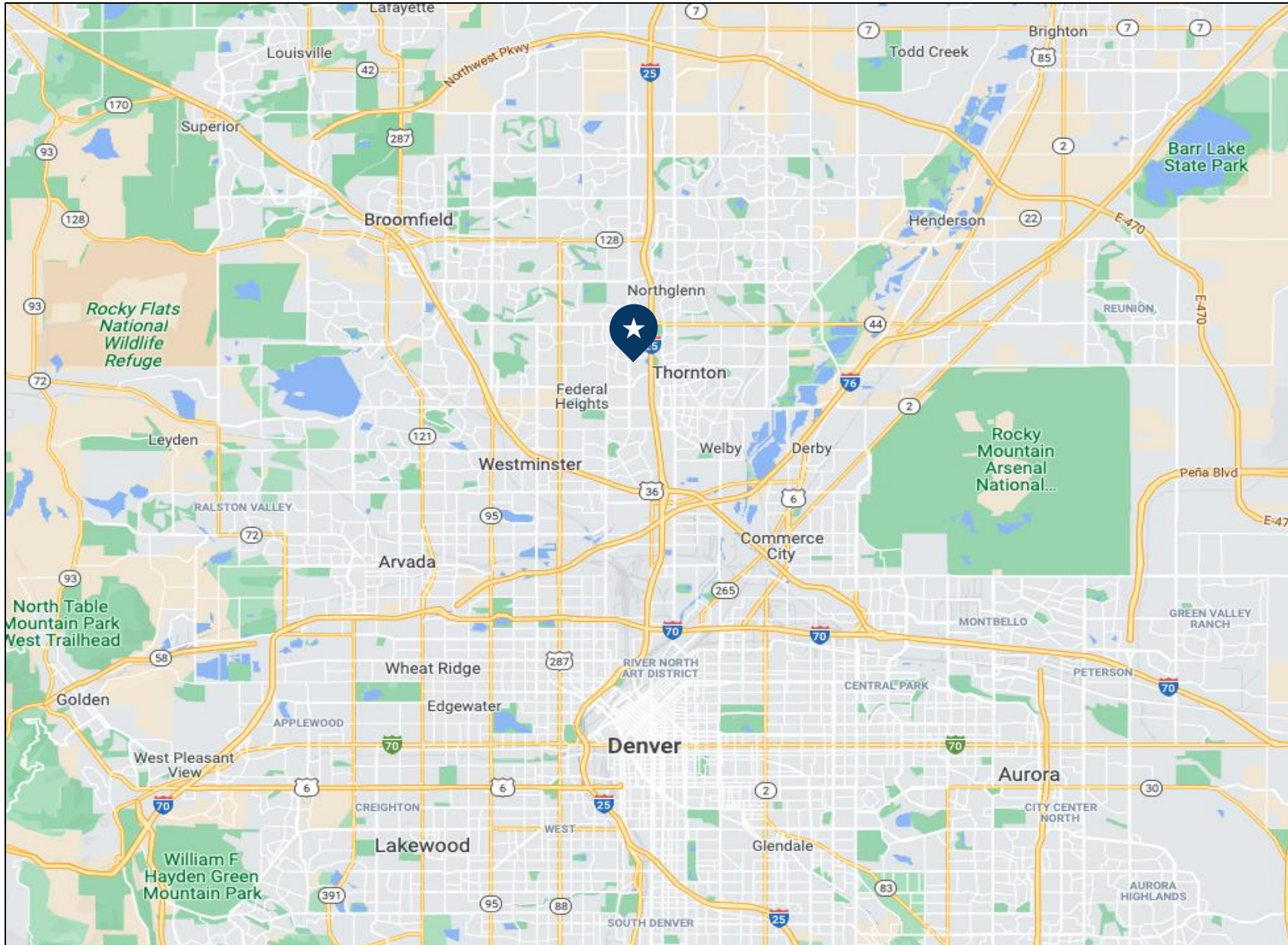
SCALE: 1/8" = 1'-0"



WEST SIDE USEABLE = 9,324 SF  
 WEST SIDE COMMON AREA = 1,166 SF + 1,462 SF (2,960 x .494) = 2,628 SF  
 WEST SIDE RENTABLE = 9,324 + 2,628 = 11,952 SF  
 RENTABLE AREA BY SUITE:  
 SUITE 100 = 1,472 SF  
 SUITE 101 = 1,178 SF  
 SUITE 105 = 3,305 SF  
 SUITE 106 = 3,060 SF  
 SUITE 109 = 1,120 SF  
 SUITE 110 = 1,731 SF  
 SUITE 111 = 2,056 SF  
 TOTAL = 11,952 SF

# Location Map

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