



FOR SALE/LEASE

3,441 SF Office Condo With High End Finishes Throughout

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



PROPERTY BROCHURE

CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



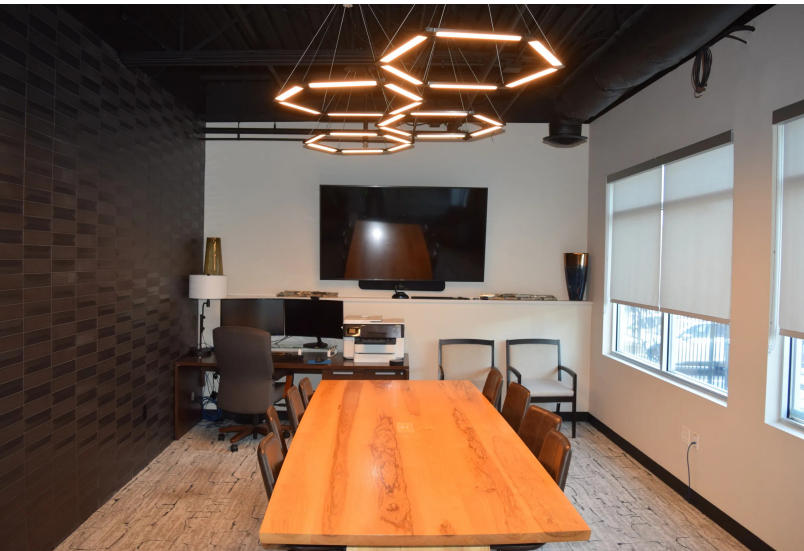
OFFERING SUMMARY

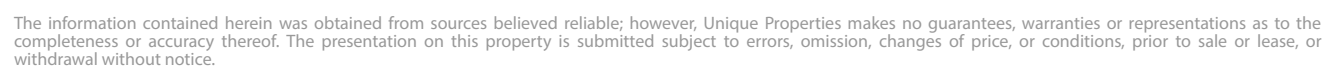
Sale Price:	\$1,559,475
Building Size:	3,441 SF
Property Taxes:	\$30,714 per year
Association Dues:	\$19,234 per year
Building Class:	B
Lease Rate:	\$22/sf MG*
Year Built:	2007
Renovated:	2023

PROPERTY HIGHLIGHTS

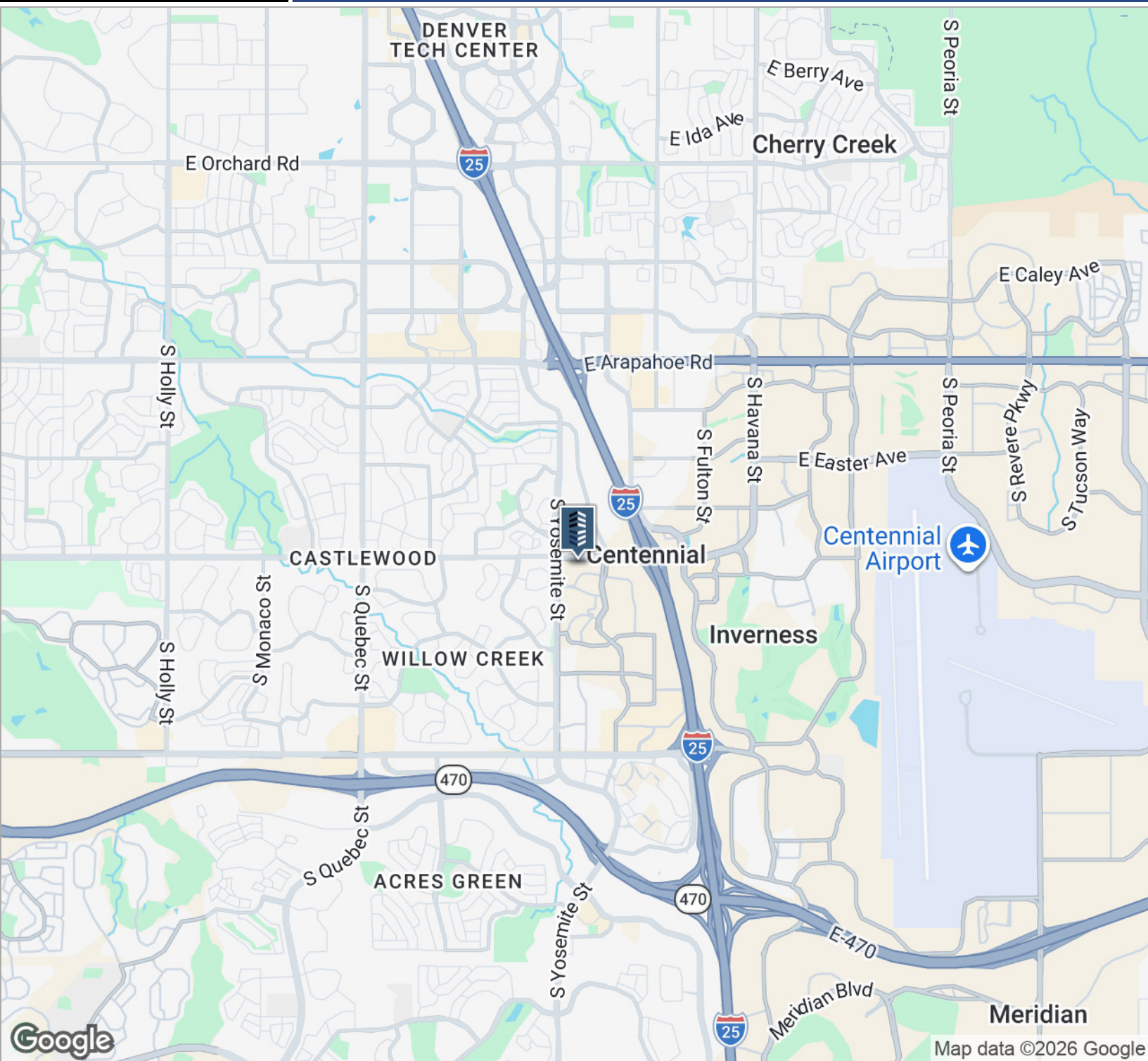
- Three full sides of perimeter glass!
- Price reduced to just \$453/sf or \$1,559,475
- For lease at just \$22/sf MG*
- Close proximity to I-25
- Hundreds of Restaurants in the area
- Second floor unit with new high-end finishes throughout and two private balconies
- Buildout includes three executive offices, conference room, two ADA restrooms, kitchen and large open bullpen area
- Association Dues are \$1,602.82 per month
- Property Taxes are \$30,714 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





3,441 SF OFFICE CONDO WITH HIGH END FINISHES THROUGHOUT



CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

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.