



**FOR SALE**  
**\$630,000**

THE OFFICE CONDOMINIUMS AT POWERHOUSE PLAZA

**495 UINTA WAY STE 250**

Denver, CO 80230



AVAILABLE SF  
**2,300 RSF**



BUILDING SF  
**19,436 SF**



ASSOCIATION DUES  
**\$7.67/SF**

**PROPERTY HIGHLIGHTS**

- 2,300 square feet
- Mezzanine level private office
- 5 exam rooms/offices
- Breakroom with kitchenette
- Waiting area
- Conveniently located in the elevator lobby of the 2nd



PARKING  
**3,75/1,000**



TAXES  
**\$9,932**



YEAR BUILT  
**2005**

**PROPERTY DESCRIPTION**

The Office Condominiums at Powerhouse Plaza is located in the heart of Lowry. Suite 250 is a spectacular 2,300sf office-condo very well suited for dental, medical, and most any professional office user. Featuring a mezzanine level office, 5 private exam rooms or offices, breakroom with kitchenette, waiting area and an office manager or billing office. All exam rooms are plumbed with water, electric, and gas - ideal for a dental practice. Lots of large windows bring in natural light. The mezzanine office has spectacular views.

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# PHOTOS OF BUILDING



Mezzanine Office



Staircase & Hallway



Mezzanine Office



Staircase & 2 Rooms



Corner Office



Exam/Office



Breakroom



Suite Entry



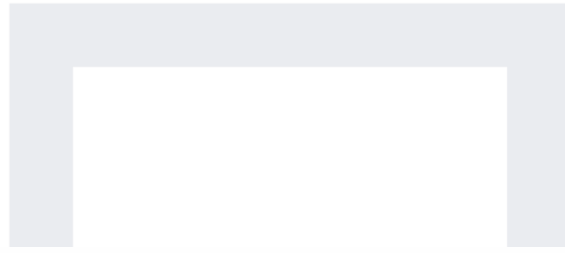
Office Manager/Billing Office

**TODD BROWN**

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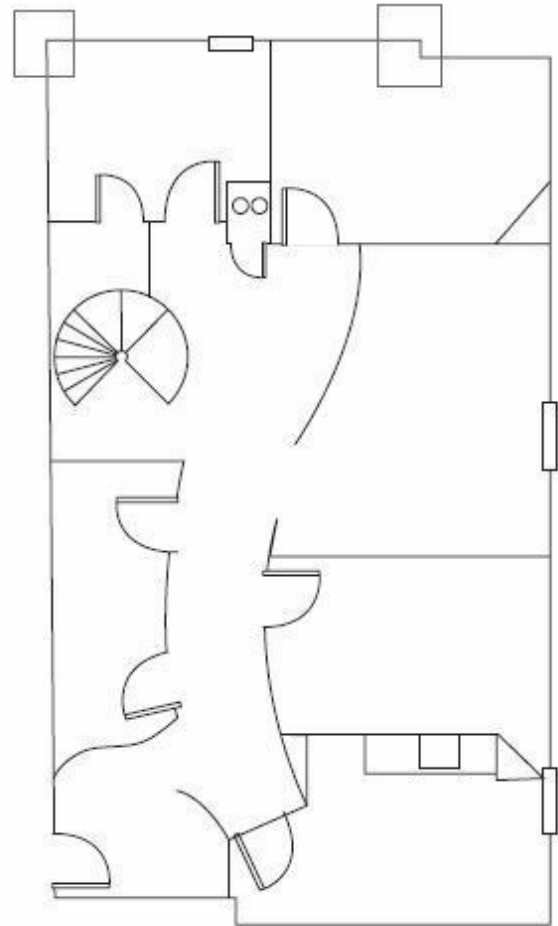
 **MADISON  
COMMERCIAL  
PROPERTIES**



**Suite 250**



Mezzanine Floor Plan



Main Floor Plan

# AERIAL MAP



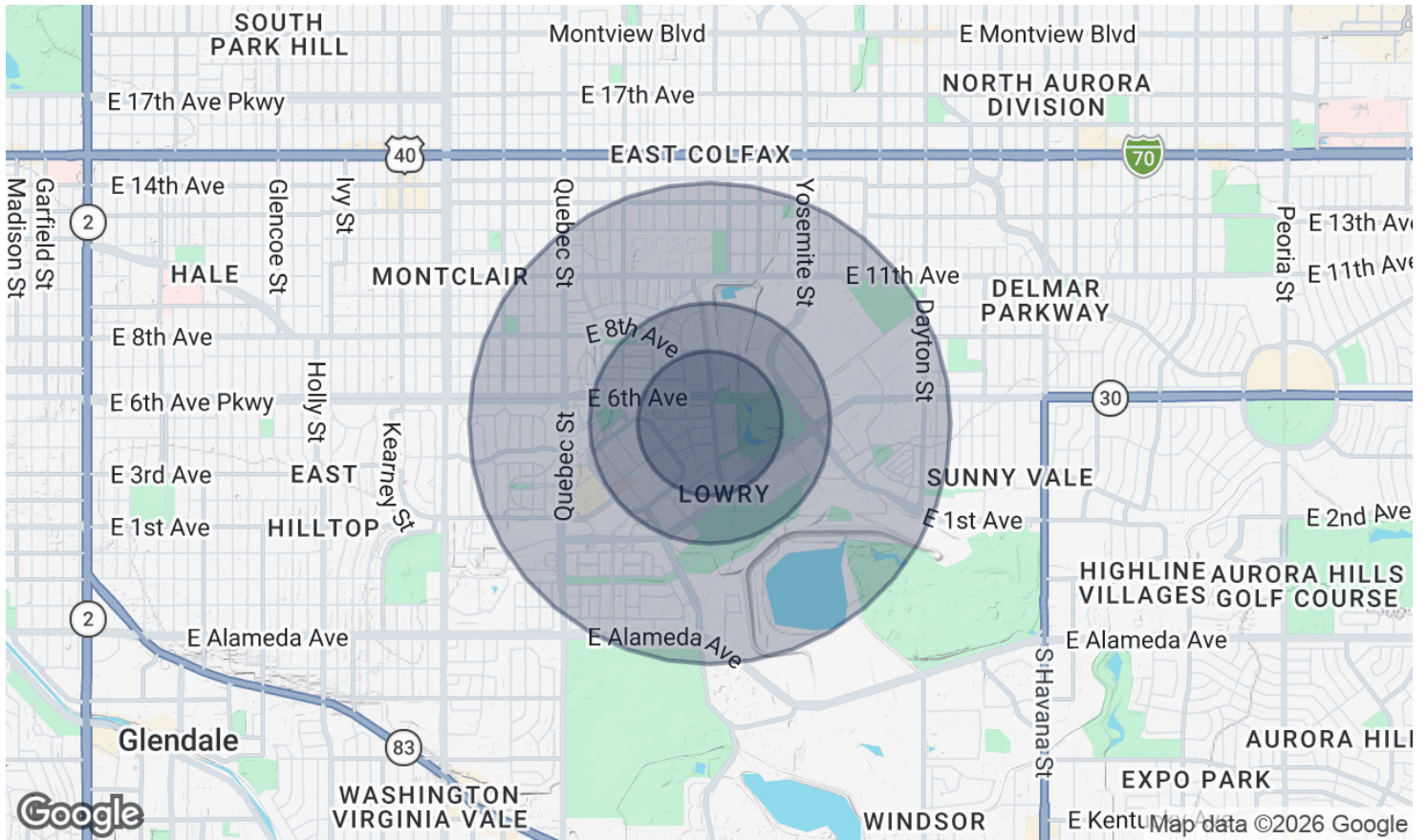
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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	1,044	2,798	18,351
<b>Average Age</b>	44	43	38
<b>Average Age (Male)</b>	42	41	37
<b>Average Age (Female)</b>	45	44	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	536	1,370	7,739
<b># of Persons per HH</b>	1.9	2	2.4
<b>Average HH Income</b>	\$161,420	\$179,994	\$138,526
<b>Average House Value</b>	\$996,151	\$1,050,850	\$846,057

2020 American Community Survey (ACS)

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