



FOR LEASE/SALE

3,350 SF Office Condo With New Buildout

7374 South Alton Way #101-102 | Centennial, CO 80112



PROPERTY BROCHURE

CONTACT:

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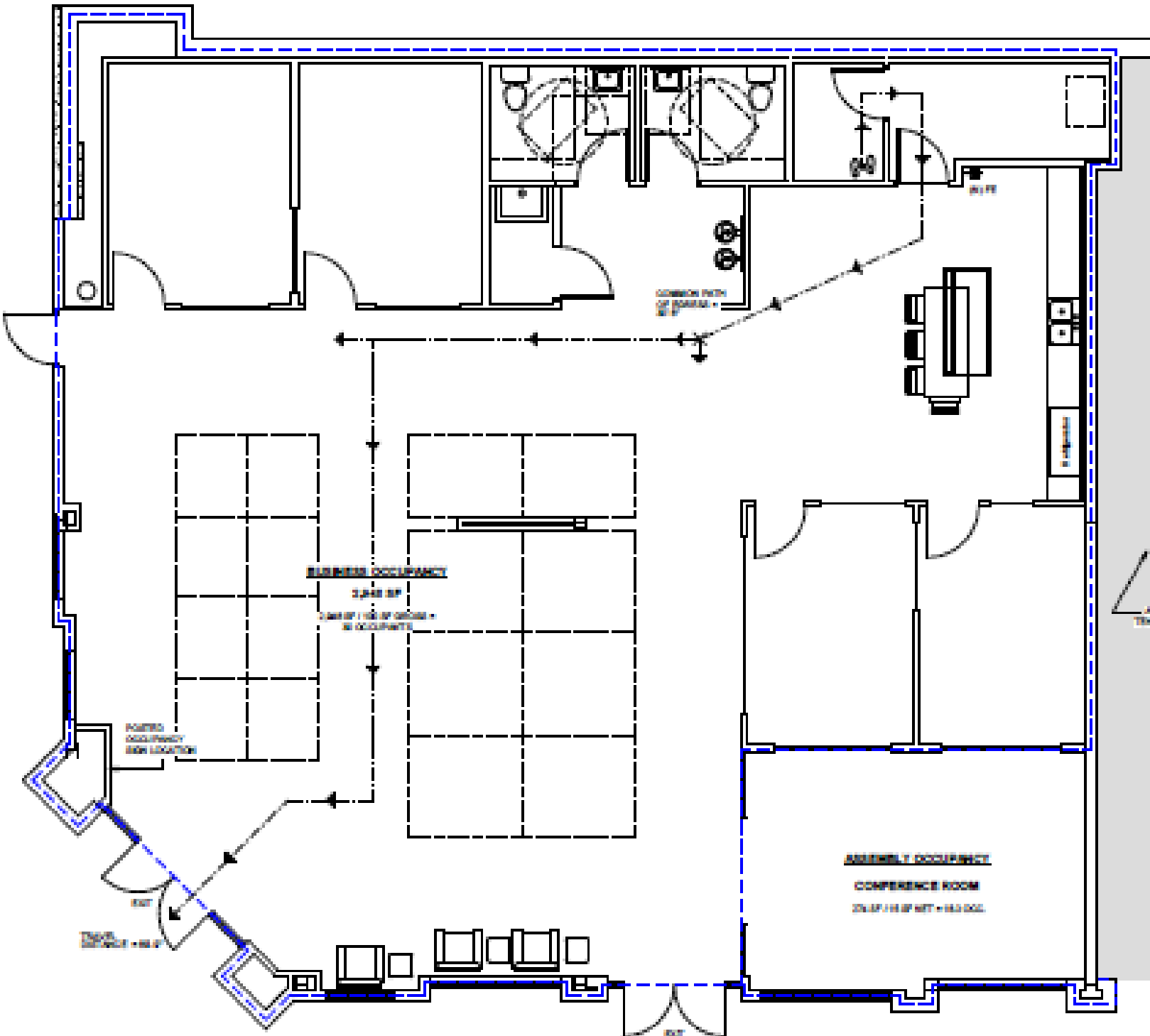
OFFERING SUMMARY

Sale Price:	\$1,348,750
Property Taxes:	\$29,597 per year
Association Dues:	\$18,725 per year
Building Size:	3,350 SF
Lease Rate:	\$20/sf MG*
Building Class:	B
Year Built:	2007
Renovated:	2025

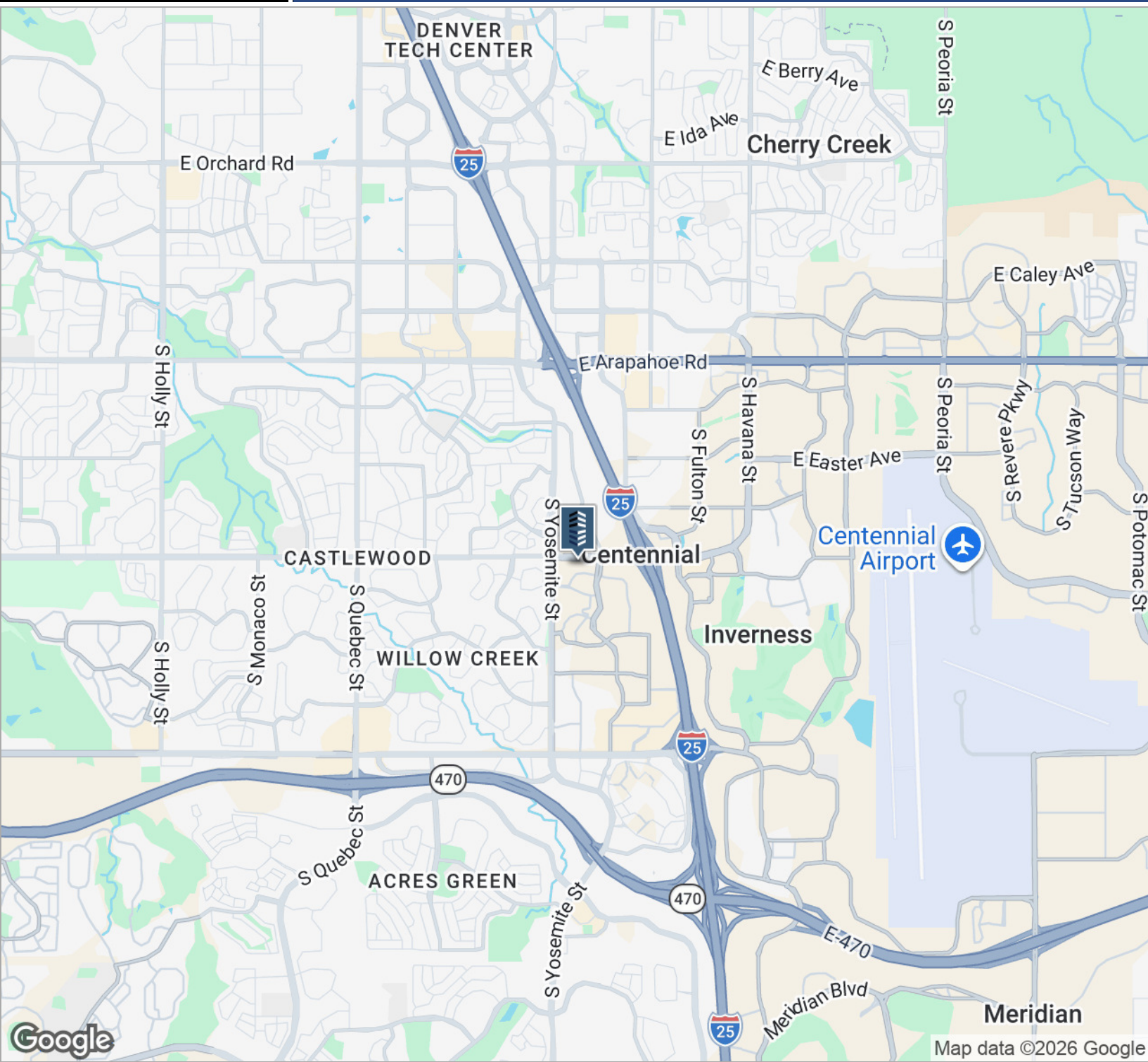
PROPERTY HIGHLIGHTS

- Asking sale price just reduced to \$402/sf or \$1,348,750
- For lease at \$20/sf MG*
- Close proximity to I-25
- Hundreds of Restaurants in the area
- Ground floor unit with new buildout
- Buildout includes four private offices, conference room, two ADA restrooms, copier room and large open bullpen area
- Association Dues are \$1,560.44 per month
- Property Taxes are \$29,957 per year
- 2 Blocks from the Dry Creek Light Rail Station
- Exterior Signage Available
- Part of the Alton Way Office Village
- Space is in a "warm vanilla shell" condition, additional finish can be negotiated if desired.

3,350 SF OFFICE CONDO WITH HIGH QUALITY FINISHES



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