FOR SALE OR LEASE

10655 North Washington Street

Northglenn, Colorado 80233





10,464 SF Flex Building

Sale Price: \$1,360,320 (\$130/SF)

Lease Rate: Negotiable

This former Northglenn Ambulance Building is conveniently located off 104th Avenue and Washington Street in Northglenn. The property features a high level of office finish and oversized drive-in doors in the warehouse. *Please see reverse for property and area highlights, travel distances, aerial and photos.*

PC-4 Zoning Allows a Wide Variety of Uses Including, but not Limited to

Banks

Drug Stores

Retail Stores

Laundry

Restaurants

Pawn Shops

Schools

Funeral Homes

· Liquor Stores

Property Features

Building Size 10,464 SF

Office 7,848 SF

Warehouse 2,616 SF

Lot Size .55 Acre

YOC / Renovated 1980 / 2004

Power Heavy (TBD)

Zoning C-4

Loading Three 12' x 20' oversized drive-in doors



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Property and Area Highlights

- · Great north metro Denver location and highway access
- · High end office finishes
- C-4 zoning
- Fully sprinklered
- · Advanced data network infrastructure
- Oversized drive-in doors (12' x 20')
- · Heavy power



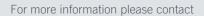
Travel Distances

Boulder ±20.1 Miles (28 minute drive)

Denver ±12.6 Miles (19 minute drive)

DIA ±14.7 Miles (22 minute drive)





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