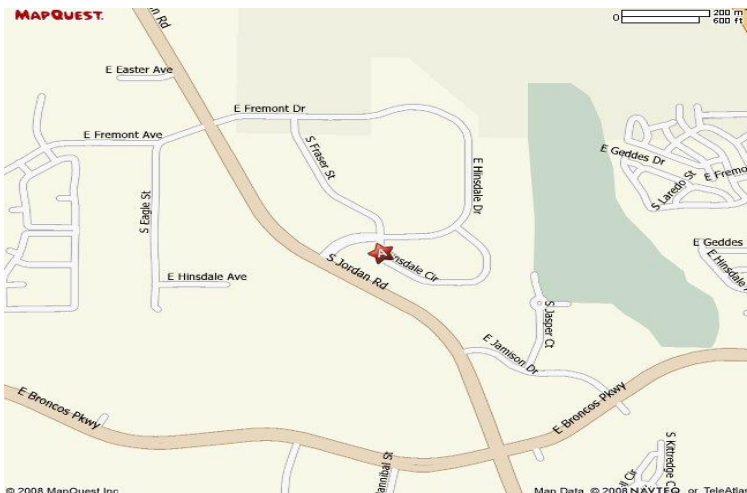


Office/Warehouse Condo For Sale



15334 E. Hinsdale Circle Unit 1B & 2B Centennial, CO 80112

- Built in 2003 with 16' ceiling heights. Large parking area back and front. Easy access to E-470 and Arapahoe Road. PUD Industrial zoning located in Arapahoe County. 12' x 12' drive in door. 200 Amp power, upgraded office finish. Sprinklered.
- Size: 3,820 square feet, 820 square feet of office, 3,000 (Unit 1B) square feet of warehouse storage that is climate controlled. Equipped with a security camera.
- Additional 848 square feet office upstairs (Unit 2B)
- For Sale Price - \$150/psf or \$700,000 For Both (Can be sold separately)
- Lease in place on 1B until February 2022



Call: **Tim Price**
(303) 688-7300
(303) 660-0885 Fax
greatwestrec@gmail.com
www.greatwest.cc

Great West
Real Estate Company

120 S Wilcox Street, #100
Castle Rock, CO 80104

WALL TYPES:

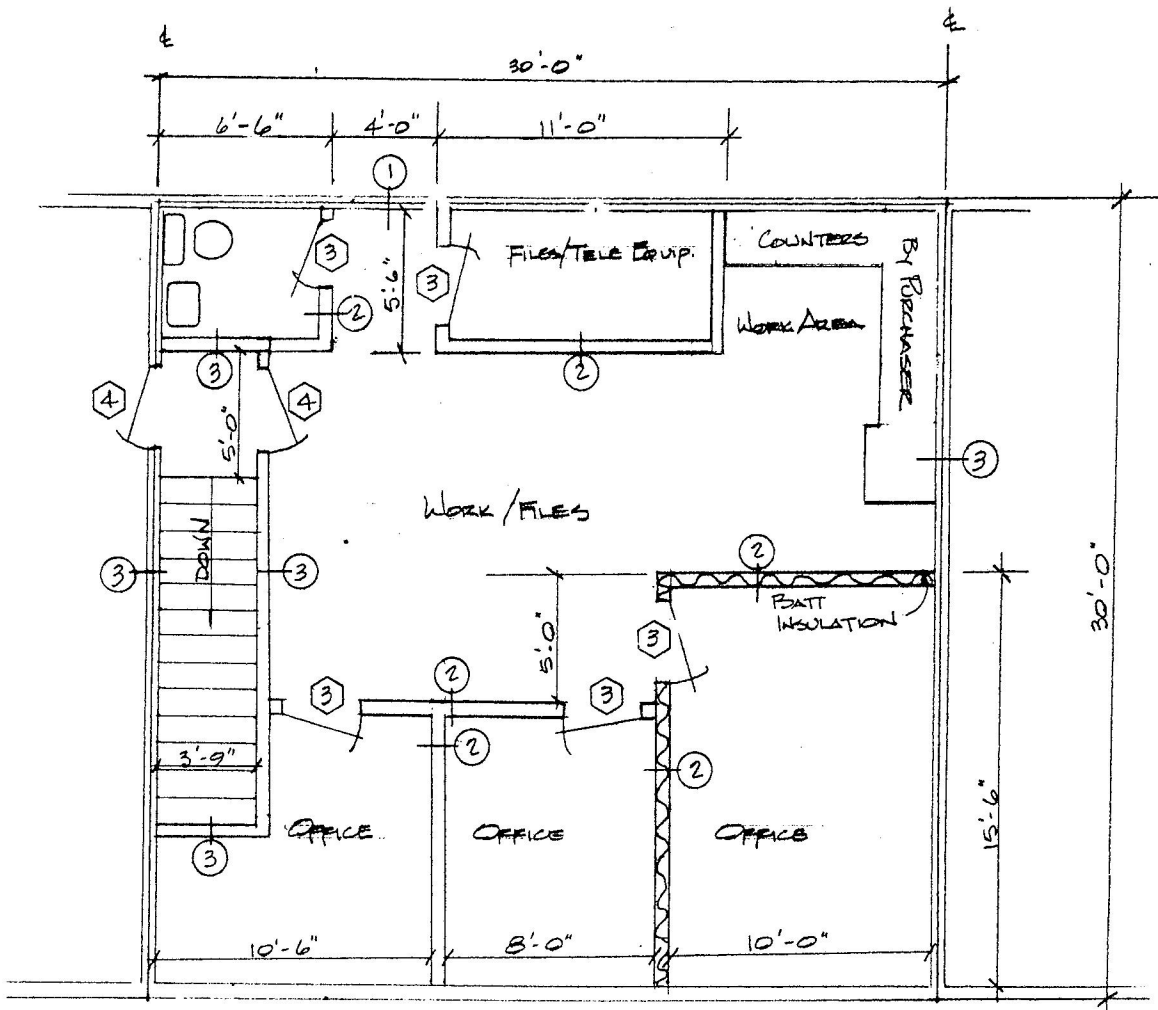
- ① EXISTING ONE HOUR - 5/8" X" BOTH SIDES - FULL HEIGHT
- ② 3/8" MTL STUDS W/ 5/8" GYP SHT TO CEILING (8'-0" ±)
- ③ 3/8" MTL STUDS W/ 5/8" "X" 1-HOUR (FULL HEIGHT)

DOOR SCHEDULE:

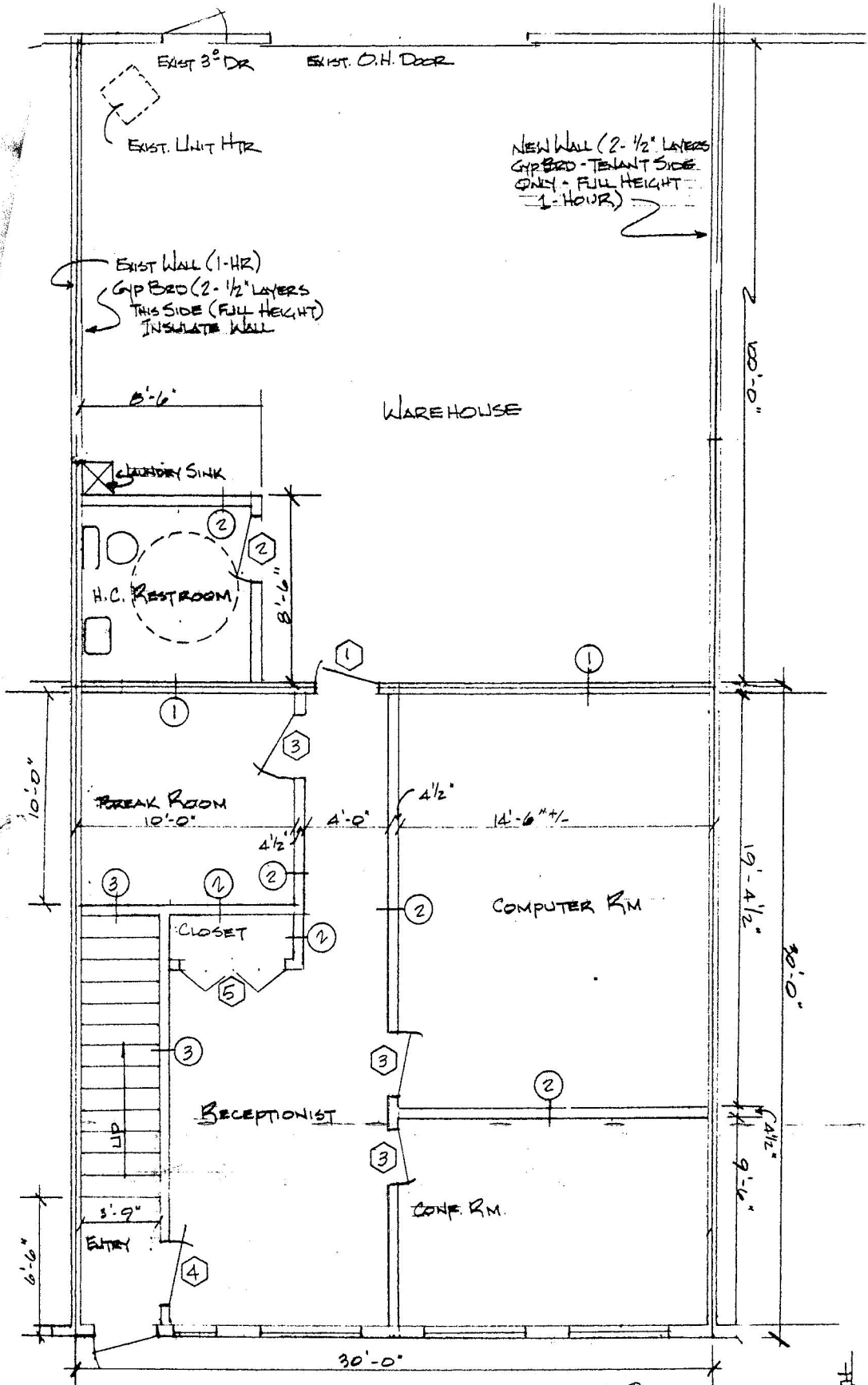
- | | | |
|---|-------------|------|
| 1: EXIST H.M. DR + FRM W/CLOSURE + FIRE SEAL (1-HOUR) | 3'0" x 6'8" | PAIN |
| 2: 3'0" x 6'8" WD DR W/H.M FRAME | | PAIN |
| 3: 3'0" x 6'8" WD DR W/TIMELY FRAME | | PAIN |
| 4: 3'0" x 6'8" S.C. WD DR W/TIMELY FRAME + CLOSURE (1-HOUR) | | PAIN |
| 5: 5'0" x 6'8" WD P/FOLD | | PAIN |

FINISHES:

- CARPET - THRU OUT OFFICE AREAS. GIVE-DOWN W/ 4" RUBBER PADS
- EPOXY FLOOR - ALL RESTROOM FLOORS W/ 4" RUBBER PADS
- SEALED CONCRETE - EXISTING WAREHOUSE FLOOR
- PAINT - ALL WALLS; PRIME COAT PLUS 2 COATS AS REQ'D.
- ACOUSTIC CEILING - 2X4 LAYIN GRID IN OFFICE AREAS.
- GYP BOARD CEILING - ALL BATHROOMS @ 8'-0" ±



SUITE # 2B - TENANT LAYOUT
 SCALE: 1/4" = 1'-0"



TENANT FINISH - 1ST FLOOR SUITE # 1-B
 15334 E. HINSDALE CIRCLE
 CHICAGO, ILL. 60641

North