

A photograph of a modern professional office building with a brick base and a dark brown metal roof with a gabled design. The building features large windows and a glass entrance. In the foreground, there is a concrete sidewalk, a gravel landscaping bed, and a parking area. The sky is clear and blue.

Professional Office Condo For Sale

3671 S HURON ST, SUITE 303

ENGLEWOOD, CO 80110

Price: \$540,000

PROPERTY SUMMARY

Professional Condo Unit for Sale
3671 S Huron St, Suite 303 | Englewood, CO 80110



Property Summary

Type:	Office Condo
Price:	\$540,000
Available SF:	2,720
Year Built	1982
Renovated:	2016
HOA:	Yes
Parking:	1.71/1,000 SF
County:	Arapahoe

Property Overview

Owner/occupied condo unit. Class A finishes give this location a great professional setting. The space offers a fantastic mix of open floor plan, private offices, and ample natural light throughout. Three sides of the condo feature the natural light windowed walls. The building grounds also have ample parking available. The common areas are professionally maintained and come along with an HOA to take care of the exterior.

Location Overview

Great location in South Denver! With the largest concentration of high-tech corporate workers in Colorado living and working in Denver South, this region is redefining industries. The location offers convenient access to light rail, shopping, dining, and hotels - making this a very desirable location for any business.

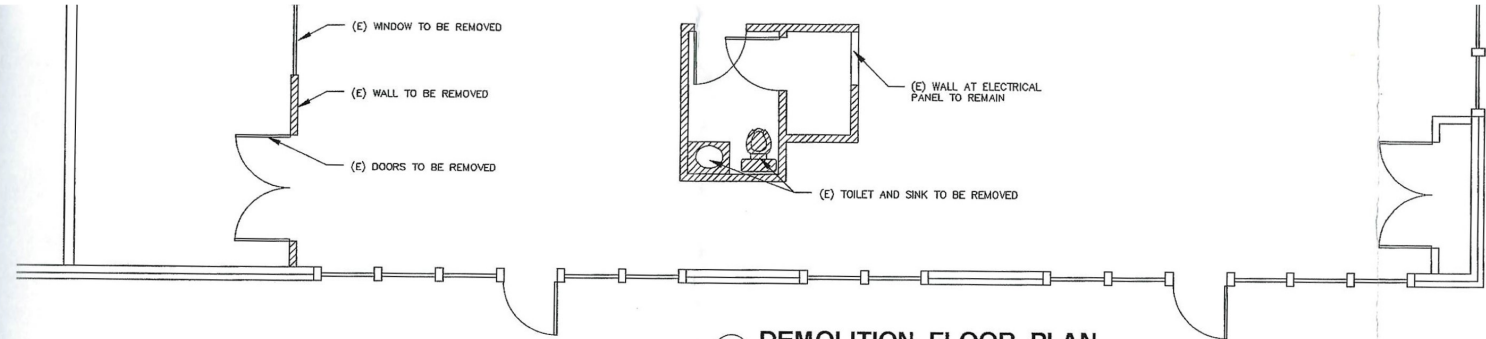
PROPERTY PHOTOS

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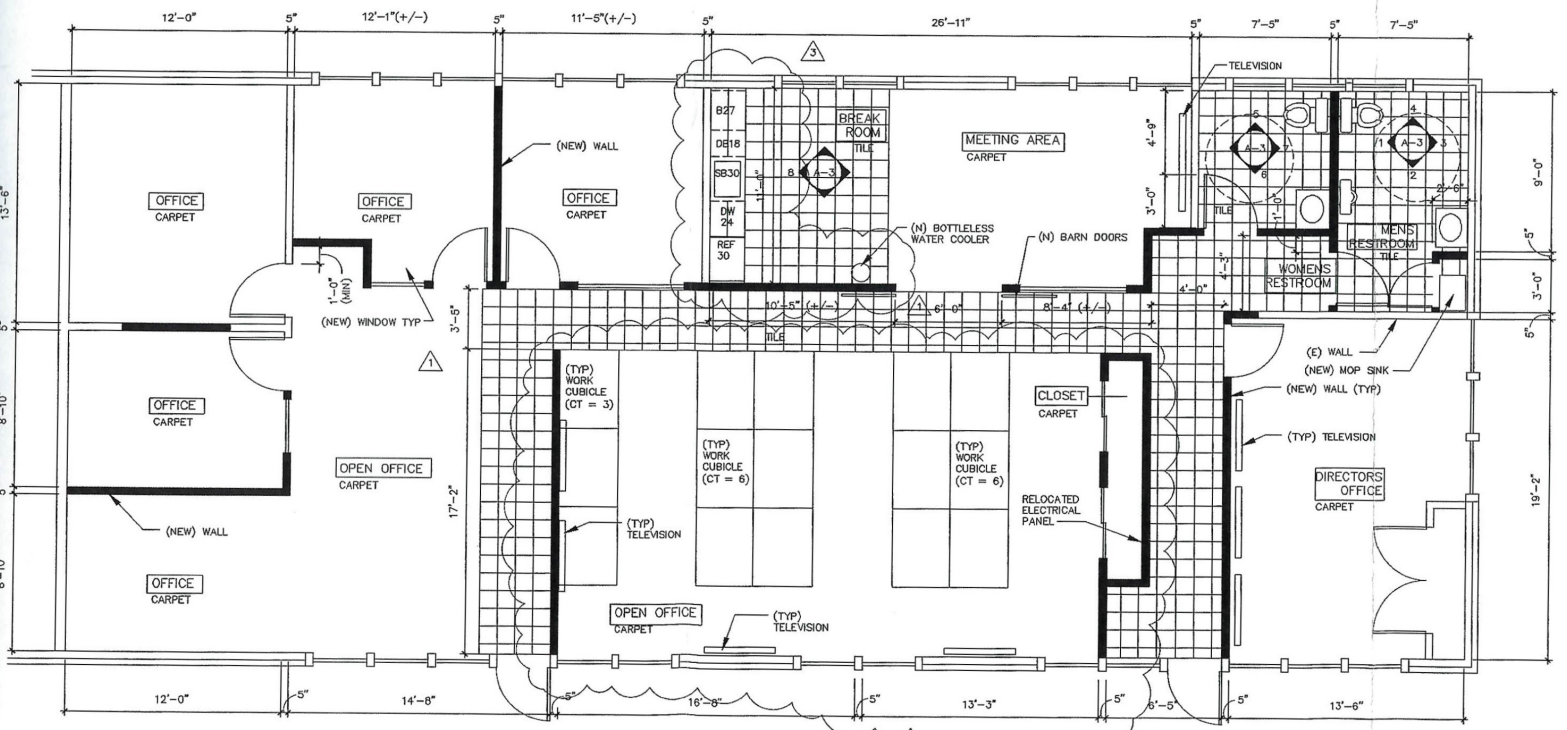


FLOOR PLAN

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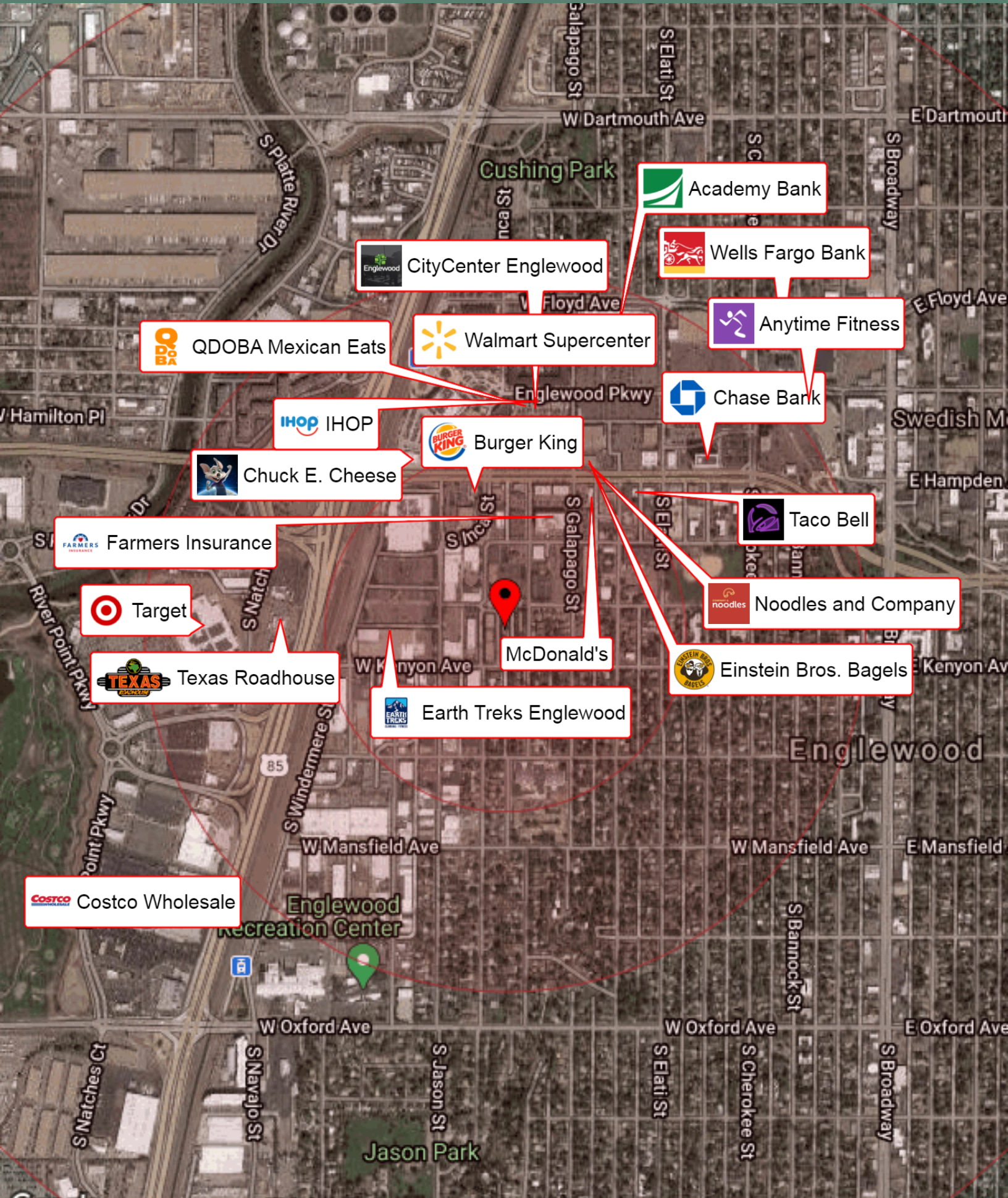
2 DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"




1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"


BUSINESS MAP

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3671 S Huron St, Suite 303 | Englewood, CO 80110




 QDOBA Mexican Eats


 Walmart Supercenter


 Academy Bank


 Wells Fargo Bank


 Anytime Fitness


 IHOP

 Burger King


 Chase Bank


 Chuck E. Cheese


 Taco Bell


 Farmers Insurance

 Target


 Noodles and Company

 Texas Roadhouse

 McDonald's

 Einstein Bros. Bagels

 Earth Treks Englewood

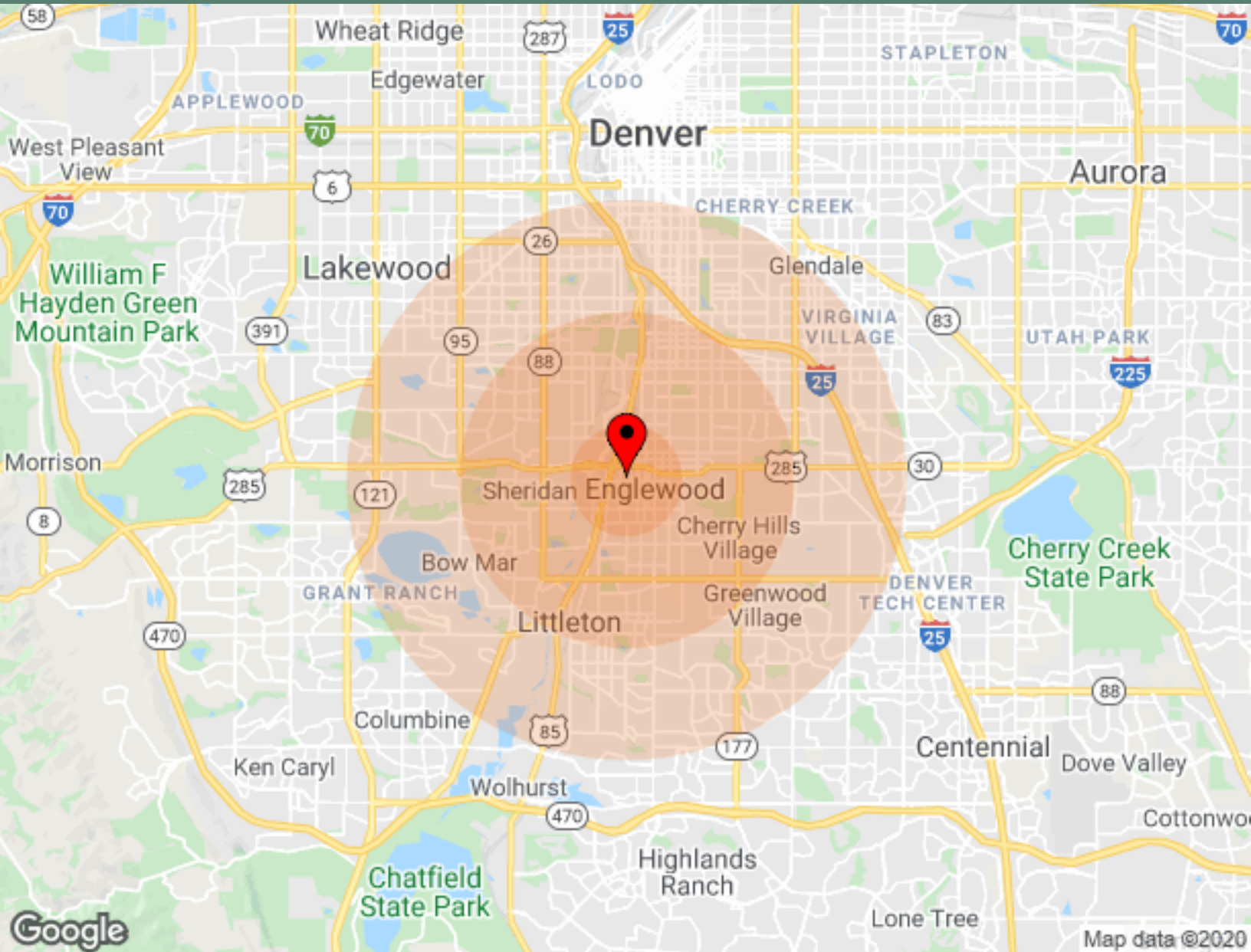
 Costco Wholesale

Englewood Recreation Center

Jason Park

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,190	62,507	173,331
Female	5,173	63,410	176,388
Total Population	10,363	125,917	349,719
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,571	24,027	66,784
Ages 15-24	932	13,896	39,073
Ages 55-64	1,547	15,483	43,953
Ages 65+	1,744	19,641	57,766
Race	1 Mile	3 Miles	5 Miles
White	9,059	103,218	286,306
Black	152	1,511	4,659
Am In/AK Nat	48	592	1,403
Hawaiian	2	16	24
Hispanic	1,803	36,614	103,891
Multi-Racial	2,064	35,500	99,462

Income	1 Mile	3 Miles	5 Miles
Median	\$35,887	\$47,447	\$51,131
< \$15,000	1,178	8,348	18,797
\$15,000-\$24,999	780	5,589	15,730
\$25,000-\$34,999	846	6,788	17,254
\$35,000-\$49,999	692	7,754	21,171
\$50,000-\$74,999	1,017	10,108	26,378
\$75,000-\$99,999	434	5,733	16,753
\$10,000-\$149,999	252	4,821	16,872
\$150,000-\$199,999	121	1,349	6,137
> \$200,000	11	2,141	8,952

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,762	58,516	165,364
Occupied	5,269	54,330	154,036
Owner Occupied	1,978	29,284	88,662
Renter Occupied	3,291	25,046	65,374
Vacant	493	4,186	11,328

DEF. OF WORKING RELATIONSHIPS

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

DEF. OF WORKING RELATIONSHIPS

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CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC

Broker