

7393

7393 SOUTH ALTON WAY
ENGLEWOOD, COLORADO 80112



20,470 SF USER BUILDING
FOR SALE

Nathan J. Bradley
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 CUSHMAN &
WAKEFIELD

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Englewood, Colorado 80112

→ Immediate Access
to I-25
& Dry Creek

→ Minutes from
Dry Creek
Light Rail
Stop

BUILDING SPECIFICATIONS:

Year Built:	1989
Total Building Size:	20,470 SF
Typical Floor Plate:	10,235 SF
Site Size:	2.00 Acres
Number of Stories:	2
Tenancy:	Single / Owner user
Signage:	Monument
Parking:	4.0 : 1,000 SF
List Price:	\$2,968,150 (\$145/SF)

PROPERTY HIGHLIGHTS

- Efficient Build-out with perimeter offices, conferencing and open area
- Great Western views
- Flexible, 2 story design allows for partial owner/user



AREA AMENITIES



SUBJECT

E. Dry Creek Rd.

St. Yosemite St.

County Line Rd.

Inverness Golf Club

BARNES & NOBLE	Pier 1 Imports	WHEELS & TIRES	SEMPINO
Don't Mess With	Bassett	CHOICE CHICKENS	FRIDAYS
ULTA	GO BACK GMC		

SK	St. Moments
Central Bank & Trust	Edward Jones
Valagio Cleaners	

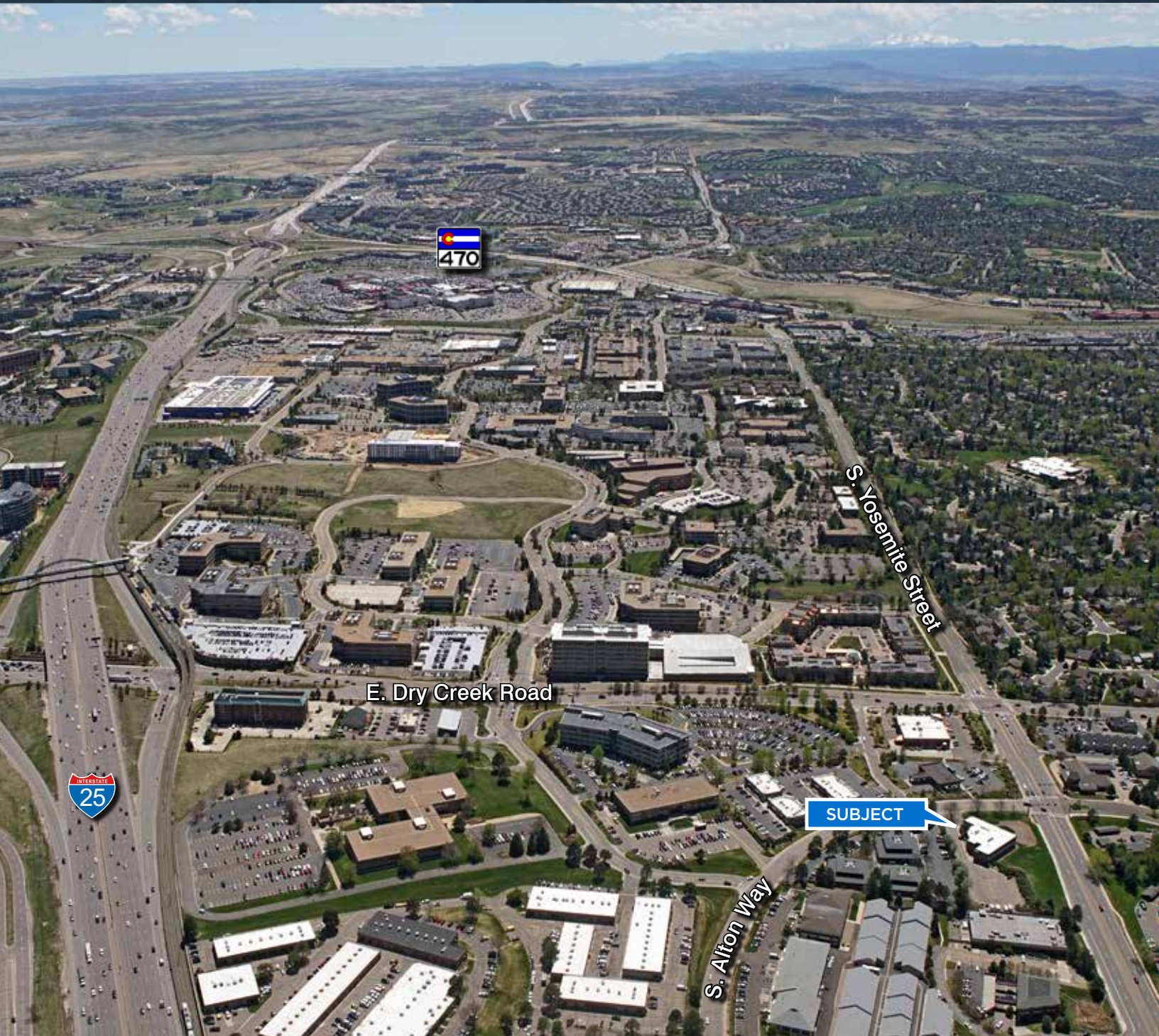
NORDSTROM	Apple Store	earls
macy's	BRIO	EUROPTICS
Dillard's	Buckle	GUESS
JCPenney	CAVIZ	HEI ZIEBERG DIAMONDS
FOREVER 21	COACH	LUCKY BRAND JEANS
AIX	Crate & Barrel	lululemon athletica
ALDO	CRU	BAKLE
American Girl	PAPYRUS	
ORVIS	THE BOLLIGER	
Silver		
URBAN OUTFITTERS		

Red Lobster	Chick-fil-A
Red Lobster	DSW
Red Lobster	Park Meadows
Red Lobster	PET SMART
Red Lobster	The Container Store
Red Lobster	COSTCO WHOLESALE
Red Lobster	Marshalls
Red Lobster	BEST BUY

WOW!	BANK & WEST	MAD GREENS
OFF BROADWAY SHOES	GOLF GALAXY	Golfsmith
Al's Formal Wear	Guitar Center	Walmart
christy sports	Michaels	Gabana
TOYS R US	Tokyo JES	Quiznos SUB
AREI	OfficeMax	Apricot City
JESSICA MCINTOCK		

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