



OFFICE CONDOS FOR SALE OR LEASE

7901 & 7903 ZENOBIA ST
WESTMINSTER, CO 80030

PROPERTY HIGHLIGHTS

Finally, an affordable property for your business to call home! We are fortunate to offer two great-condition, 3-story office condos. One unit with 2 bathrooms, bright and open 2nd floor overlooking the entrance. Additional end-cap unit with 3 bathrooms, additional walkout, and otherwise identical layout. This building is nextdoor to 80th and Sheridan - walking distance from too many nearby amenities and conveniences such as bus stops, restaurants, grocery store, shopping... Give us a call, we'd love to show you these properties.

- One of the Most Affordable offices in the Market
- Walking distance to multiple shopping centers
- Walking distance to multiple bus stops
- Easy access to US36 and Sheridan
- Near restaurants
- Ample Parking
- Great for owner/user
- Near bus route

7901 Zenobia	2,508 SF
7903 Zenobia	2,223 SF
Sale Price	\$350,000 - \$375,000
Lease Rate	\$12.00/RSF NNN
Expenses (Est)	\$5.00/RSF
Parking	Ample on-site and street parking
Available	Immediately

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only. Licensed in the State of Colorado.

CONTACT US

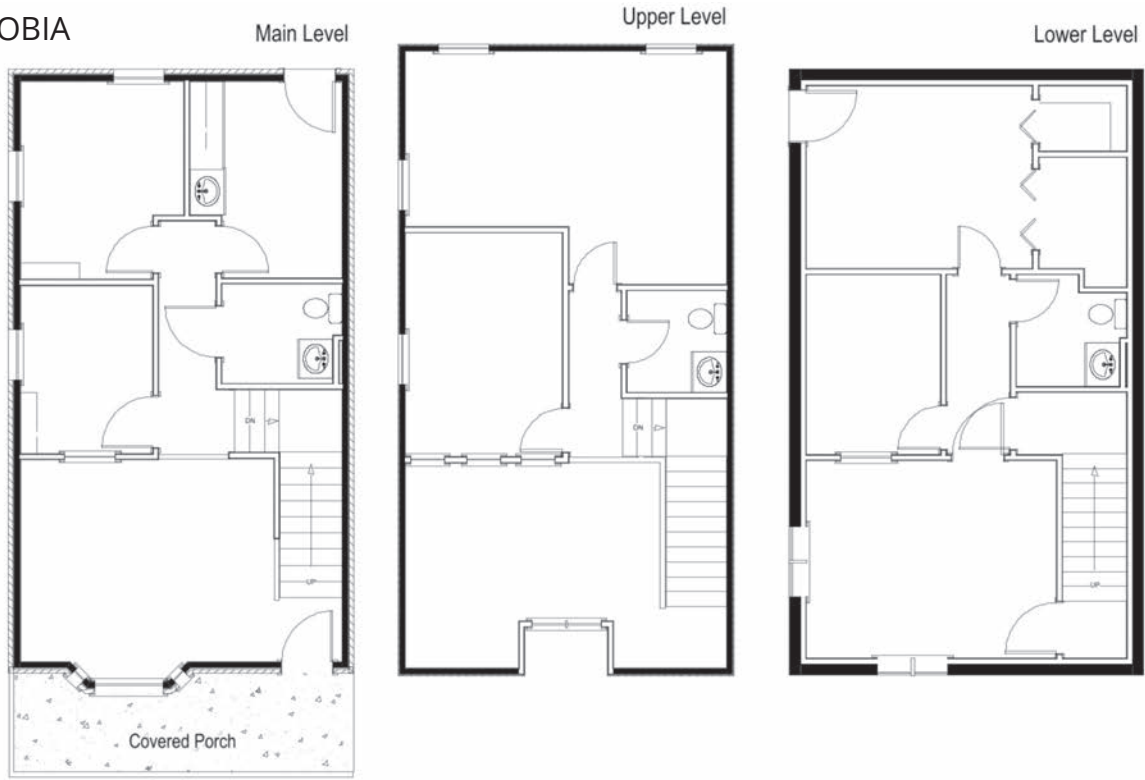
Aaron Baney
Broker Associate
303.449.2131 ext 166
aaron@coloradogroup.com

Jessica Cashmore
Principal/Broker Associate
303.449.2131 ext 146
jessica@coloradogroup.com

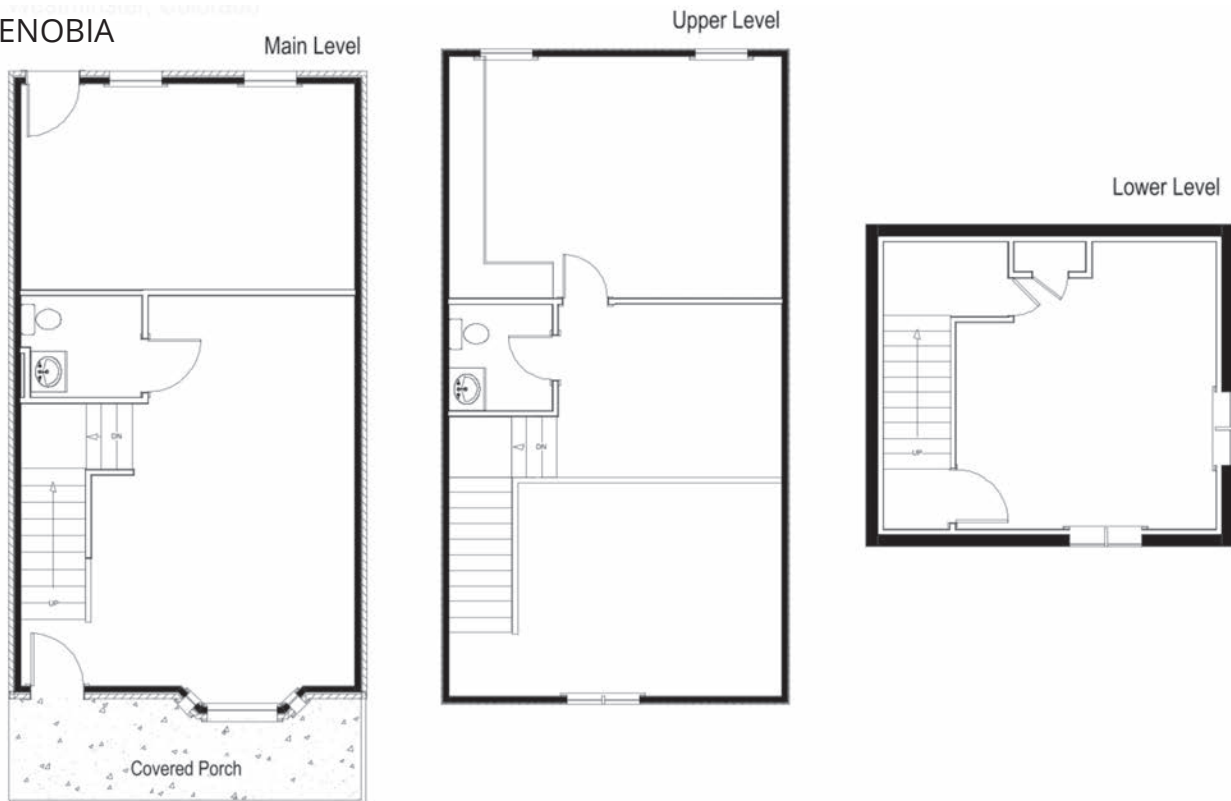
The Colorado Group, Inc
3434 47th St, Suite 220
Boulder, CO 80301
303.449.2131
www.coloradogroup.com

PROPERTY **FLOOR PLANS**

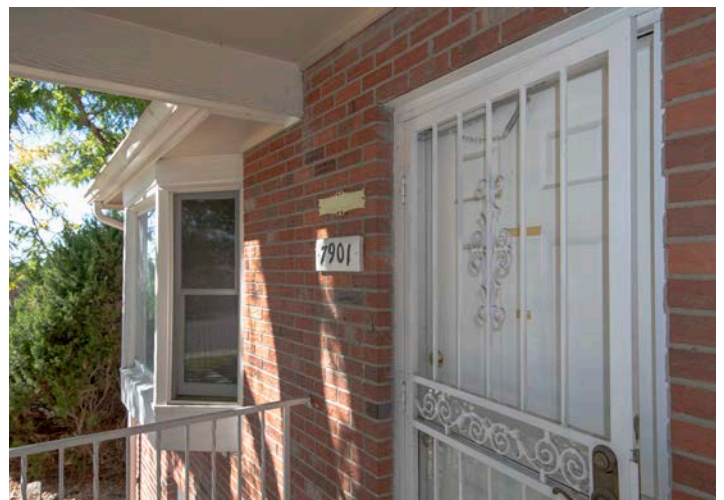
7901 ZENOBIA



7903 ZENOBIA



PROPERTY PHOTOS



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Colorado
Group

PROPERTY LOCATION



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* For a complete disclaimer, please see page one of this brochure.