

HILLCREST PLAZA - RETAIL AND OFFICE SPACE

1400 - 1490 W. 104TH AVENUE | NORTHGLENN, CO 80234

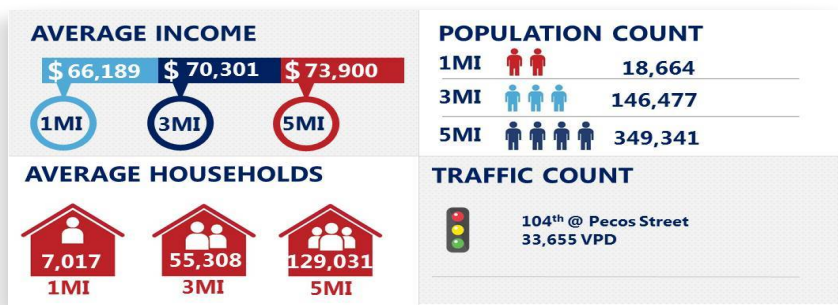


OFFERING SUMMARY

Available Retail SF:	688 SF (Unit 1484) 1,353 SF (Unit 1418) 1,553 SF (Unit 1466) 2,464 SF (1422-1434) 2,660 SF (1454-1456)
Retail Lease Rate:	Negotiable
NNN's:	\$5.21/SF/yr
Available Office SF:	127 SF (Unit 90) 457 SF (Unit 112) 856 SF (Unit 116)
Office Lease Rate:	\$14/SF/yr (MG)
Building Size:	34,272 SF
Renovated:	2015
Zoning:	C-4
Cross Streets:	W 104th Ave & Pecos

PROPERTY HIGHLIGHTS

- Strong 104th Avenue Corridor with Amazing Visibility, Signage and Easy Access to I-25 and Countless National Big Box and In-Line Retailers in the Area
- New/Motivated Ownership Willing to Contribute to Tenants' Build-Out Costs
- Retail Suites Available from 688 SF to 2660 SF and Professional Office Suites on Second Floor with AGGRESSIVE RATES!
- Established Center with long time tenants - CALL FOR DETAILS!!!



CONTACT:

GANNON ROTH
 SENIOR BROKER ASSOCIATE
 720.881.6334
 groth@uniqueprop.com

UNIQUE PROPERTIES, INC.
 400 S. BROADWAY
 DENVER, CO 80209
 (p) 720.881.6334
 (f) 720.881.6330
 WWW.UNIQUEPROP.COM

