

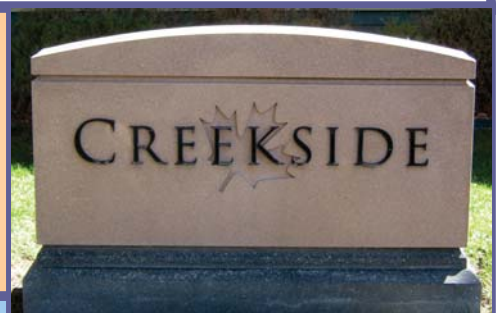
Office Condo Units B-10 & B-11 FOR SALE OR LEASE

CREEKSIDE at DTC

8000 East Prentice Avenue, Greenwood Village, CO 80111



- Heart of the DTC location.
- Private entrance to each unit.
- Sliding door access to green belt.
- Separate restroom in each unit.
- Ample free surface parking.
- Close to numerous restaurants.



ADVISOR COMMERCIAL REALTY LLC
(720) 274-9800

Steve Swalm

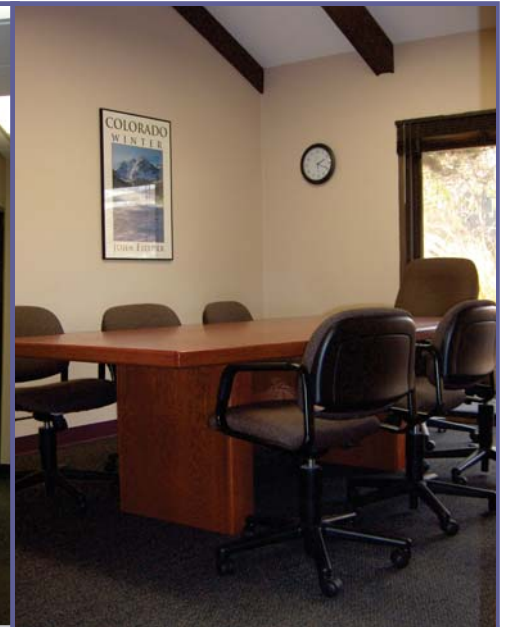
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- Reception area.
- Five exterior offices.
- Copy / supply area.
- File storage room.
- Break room.
- Phone / server room.
- Attractive finishes.



UNIT SIZES

Unit B-10: 762 sq. ft.
 Unit B-11: 956 sq. ft.
 Total: 1,718 sq. ft.

SALE PRICE

Price/Sq.Ft.: \$180.00
 Unit B-10: \$137,160.00
 Unit B-11: \$172,080.00
 Total: \$309,240.00

LEASE RATE

Rental Rate/Sq.Ft./Yr.:
 \$15.00 modified gross



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CREEKSIDE AT DTC

Office Condominium Units B10 and B11

Project & Unit Information

Owner:	Locally owned by Dawson Properties, LLC, a Colorado limited liability company.
Management:	Creekside at DTC Condominium Association by Hammersmith Company.
Address:	8000 E. Prentice Ave., Units B10 & B11, Greenwood Village, CO 80111.
Location:	Southeast corner of Prentice Avenue and DTC Parkway, two blocks southeast of I-25 and Bellevue.
Project Description:	Six building complex, comprising approximately 41,045 RSF on 3.12 acres. The “B” designated units are in two buildings the back sides of which have sliding glass doors that face each other across a beautifully landscaped area with water features.
Unit Descriptions:	Unit B10 is 762 sq. ft. & Unit B11 is 956 Sq. ft. for a total of 1,718 sq. ft. Both Units are single story. Unit B10 is comprised of an open area at the entry with an adjacent restroom, one office facing the parking area and two offices with sliding glass doors on the greenbelt. Unit B11 is comprised of an open area at the entry with an adjacent restroom, a file room, an IT closet, an open work area with counter and cabinets, and two offices with sliding glass doors on the greenbelt. The units are joined by a corridor and opening with two stairs.
Sale Price:	\$180.00 per square foot equating to \$137,160 for Unit B-10 and \$172,080.00 for Unit B-11, or a combined total of \$309,240.00.
Rental Rate:	\$15.00 per square foot per year on a modified gross basis and an “As Is” condition equating to \$952.50 per month for Unit B-10 and \$1,195.00 per month for Unit B-11, or a combined total of \$2,147.50 per month.
HVAC:	One (1) gas forced air heating and air-conditioning unit per suite.
Construction:	Wood frame walls with painted wood exterior on a concrete slab on grade foundation. Wood joist roofs with sloped roof areas wood shingled and flat areas built-up.
Parking:	3.33 spaces per 1,000 RSF.
YOC:	1978 and upgraded in 2004. Built as a for-lease project, and then converted to office condominiums in 2004.
Zoning:	T.C. which designates Town Center and allows for the following: general offices, medical and dental offices, pharmacies, computer facilities, light assembly and manufacturing, warehousing and/or storage of any commodity when enclosed within a building, and research laboratories; retail and service establishments which are designed to service the daily needs of the town center concept.
Landscaping:	Mature park-like setting with attractive water features.
Interior:	Sale of the Units is on an “As Is” basis. Lease of the Units can include limited tenant improvements, as required, the cost of which may be amortized over the term of the lease and added to the base rent at the Landlord’s discretion.
Amenities:	The entire project is to be repainted on the exterior and have the roofs reconditioned in the fall of 2011. Offers small owner-users and tenants exterior entrance signage and identity in a serene setting in the heart of the Denver Tech Center, a premier business, retail, and residential hub of metro Denver. The project is in close proximity to numerous restaurants, stores and hotels, and RTD rail and bus lines are located within walking distance.

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- Five exterior offices.
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PWR & COMM LEGEND

- ⊕ WALL MOUNTED DUPLEX OUTLET
- ⊕ WALL MOUNTED QUADPLEX OUTLET
- ⊕ TRANSFER FAN / LIGHT COMBO
- ◀ WALL MOUNTED PHONE / DATA (CLASS V) JACK

Divisible into two separate units for either sale or lease.

