

FOR SALE

11184 HURON ST., UNIT 13
NORTHGLENN, CO 80234

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EXECUTIVE SUMMARY

Fountainhead Commercial presents an opportunity to acquire a well-maintained, two-story office condominium in the established Office Plaza North complex in Northglenn, Colorado.

Featuring an efficient and updated layout, the property offers eight private offices, conference area, two restrooms, and a kitchenette, making it ideal for professional service providers, medical-adjacent users, or businesses seeking a dedicated office location.

OFFERING SUMMARY

Sale Price	$335,000
Price/SF	$184/SF
Building Size	1,817 SF
Parking Ratio	2.71 / 1,000 SF
Year Built	1985
Zoning	O-1
Market	North Denver
HOA Dues	$400/Month
Property Taxes	$11000.00 approx./Year
Insurance	$1900/Year



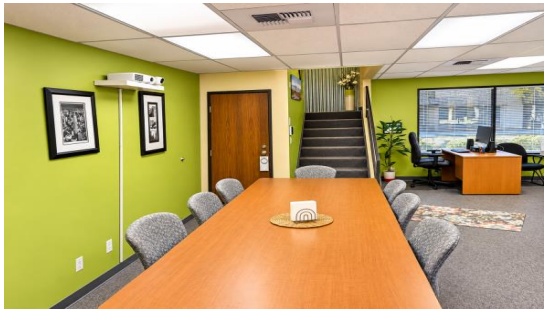
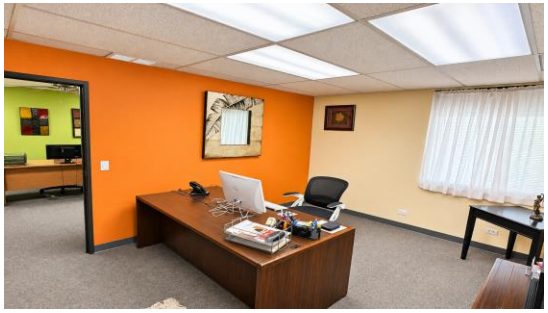
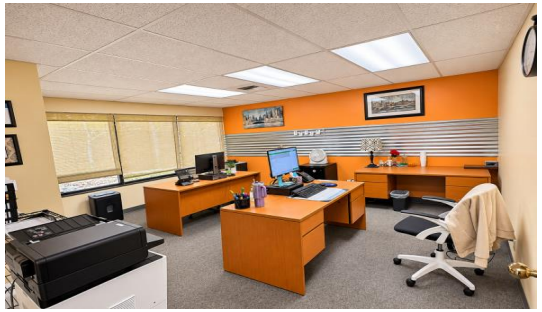


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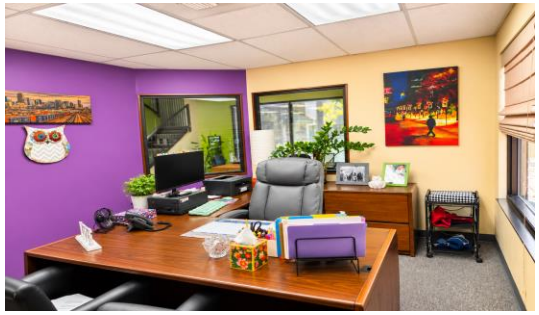
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CONDO DETAILS

Roof	HOA Maintained
Parking Lot	Parking lot was resurfaced, sealed, and striped 2020
HVAC	New HVAC (2023)
Water Heater	New water heater (2020)



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OWN VS. LEASE ANALYSIS

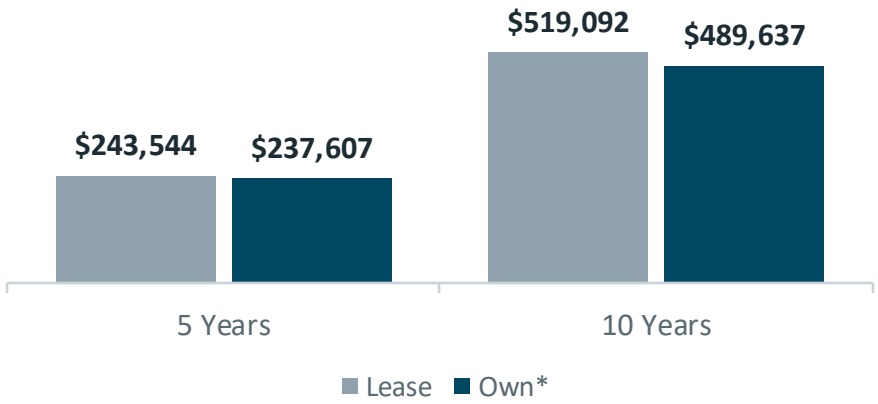
What 1,817 SF at 11184 Huron Street could cost over 5 and 10 years

$3,861/mo
Year 1 cost to **lease** comparable full service space

$3,871/mo*
Year 1 cost to **own**, about even with leasing, on a fixed-rate loan

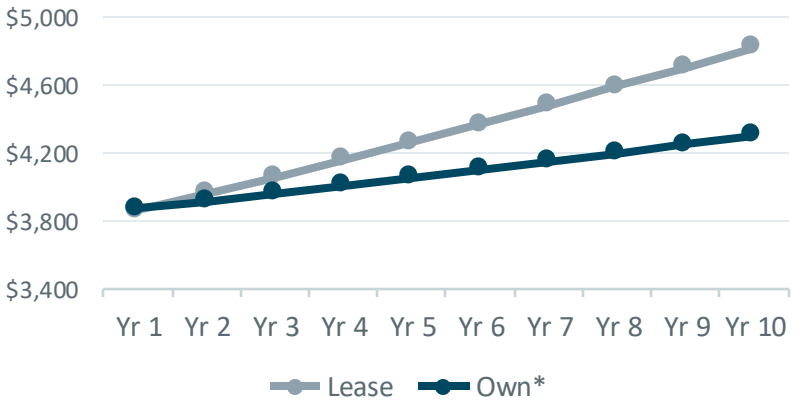
$64,420
Equity built by paying down the loan over 10 years. Leasing builds **$0**.

TOTAL COST OF OCCUPANCY



5 yrs: $5,937 lower cost, $26,646 to equity
10 yrs: $29,455 lower cost, $64,420 to equity

MONTHLY COST, YEAR BY YEAR



Year 10: $4,822/mo to lease vs. $4,304/mo to own*. Rent rises 2.5% a year; the loan payment stays fixed.

WHERE THE YEAR 1 OWNERSHIP DOLLAR GOES ($3,871/MO*)



Assumptions: Illustrative estimate only, not a guarantee of future costs or savings. **Lease:** $25.50/SF/yr full service on 1,817 SF, increasing 2.5% per year. **Ownership:** $335,000 purchase price, 10% down ($33,500), 7.0% fixed rate, 25-year amortization (illustrative SBA 504-style financing; actual rate and terms vary by lender). Property taxes $917/mo ($11,000/yr), HOA dues $400/mo ($4,800/yr; HOA covers exterior, roof, building insurance, landscaping, and snow removal), and property insurance $158/mo ($1,900/yr). **Utilities (water, gas, electric) are estimated at $1.75/SF/yr ($265/mo).** Taxes, HOA dues, insurance, and utilities increase 2.5% per year; the loan payment is fixed. *Ownership figures exclude interior repairs, closing costs, appreciation, and tax benefits. Equity shown is loan principal paid only. Consult your lender and CPA before making a decision.

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CONDO AND PROJECT HIGHLIGHTS

- Attractive owner-user office condominium opportunity
- 1,817 SF two-story office offered at $335,000
- Competitive asking price of approximately $184/SF
- Functional layout featuring 4 private offices and a mezzanine office with room for 5 employees
- Conference area, two restrooms, and a kitchenette
- Established Office Plaza North professional setting
- Ample unassigned surface parking
- Convenient North Metro Denver location
- Close proximity to I-25 and West 112th and 120th Avenues
- Nearby shopping, dining, and recreational amenities

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OWNERSHIP OPPORTUNITY

11184 Huron Street, Unit 13, presents an opportunity for owner-users to transition from leasing to property ownership while establishing a long-term presence in the North Metro Denver market. With an asking price of $335,000, the office condominium offers businesses the potential to build equity, gain greater control over occupancy costs, and customize their workspace to accommodate evolving operational needs.

The property provides flexibility for immediate owner occupancy or future leasing strategies, subject to market demand and applicable requirements. Its established office setting with convenient access to Interstate 25, and its close proximity to surrounding residential and commercial communities support its long-term appeal.

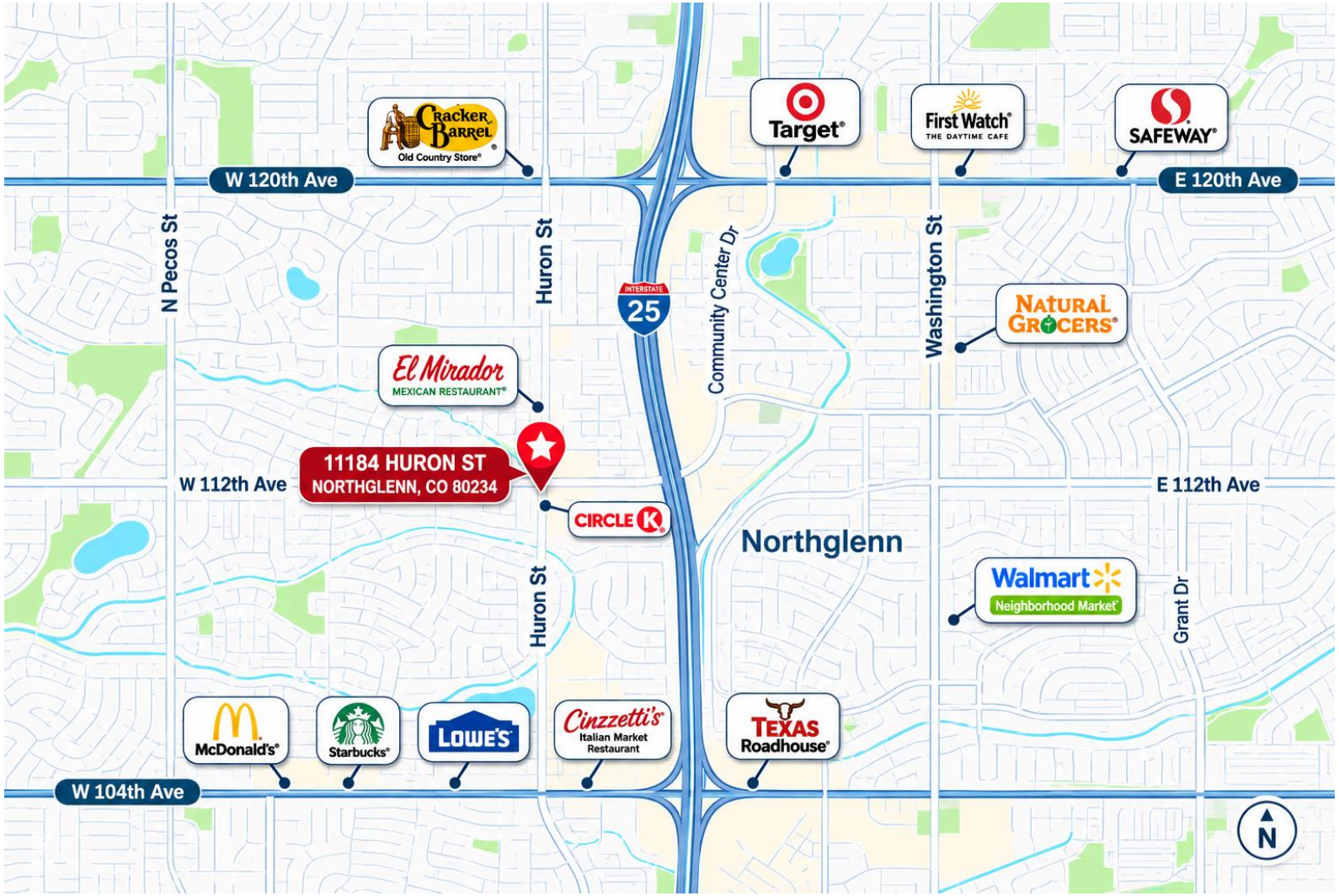
For buyers seeking an alternative to traditional office leasing, this offering combines an accessible acquisition price, functional professional space, and the potential benefits of commercial real estate ownership in a well-connected Northglenn location.



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RETAIL AMENITY MAP



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DENVER & NORTHWEST DENVER MARKET OVERVIEW

The Denver metropolitan area is a thriving commercial hub supported by a diverse economy and established business communities. Northwest Denver and Northglenn offer convenient access to I-25, US Highway 36, and surrounding employment centers. With nearby amenities, established residential neighborhoods, and strong regional connectivity, 11184 Huron Street presents an attractive opportunity for businesses seeking long-term office ownership in the North Metro Denver market.

- Established commercial hub with a diverse regional economy.
- Strategic North Metro Denver location serving surrounding communities.
- Convenient access to I-25, US Highway 36, and Downtown Denver.
- Proximity to residential neighborhoods, retail, dining, and professional services.
- Attractive long-term office ownership opportunities for businesses and owner-users.



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LOCATION & DEMOGRAPHICS






2024 Demographics	1-Mile	3-Mile	5-Mile
Population	15,779	136,169	342,942
Households	6,406	51,883	124,924
Median Household Income	$67,392	$73,447	$82,374

Demographics Source: CoStar

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PROPERTY PHOTOS





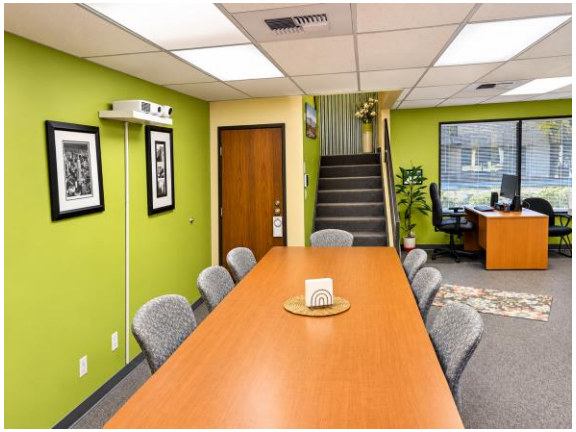


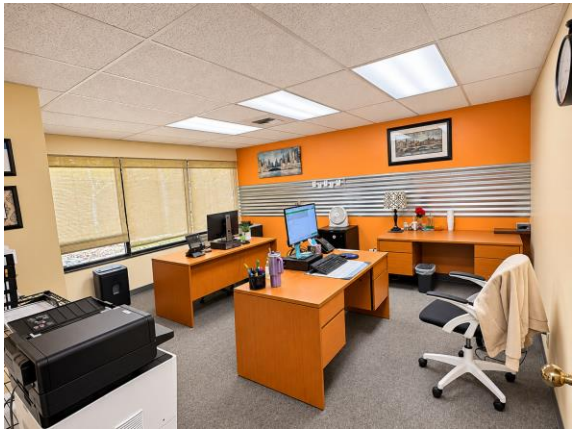


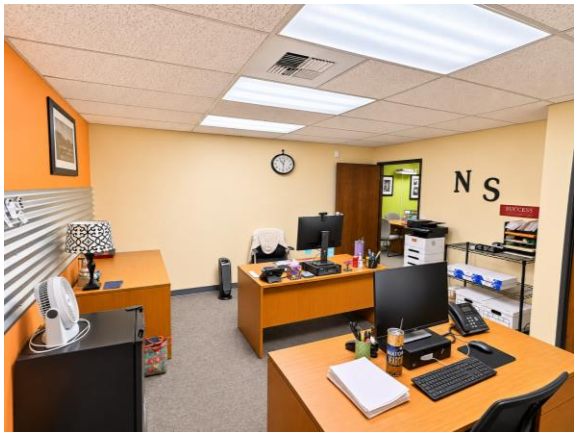
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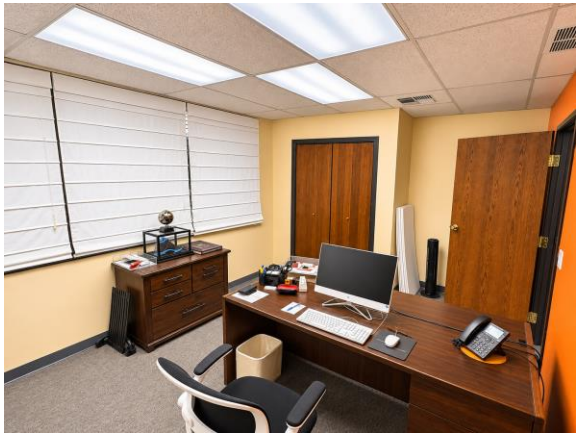
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INTERIOR PHOTOS











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CONTACT INFORMATION

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