MOTIVATED SELLER: $490,000
OR LEASE: $30/SF NNN

THE OFFICE CONDOMINIUMS AT POWERHOUSE PLAZA

495 UINTA WAY STE 250

Denver, CO 80230

AVAILABLE SF	BUILDING SF	ASSOCIATION DUES
2,300 RSF	19,436 SF	$9.44/SF

PARKING	TAXES	YEAR BUILT
3,75/1,000	$9,932	2005

PROPERTY HIGHLIGHTS

- FOR SALE OR LEASE
- 2,300 square feet
- Mezzanine level private office
- 5 exam rooms/offices
- Breakroom with kitchenette
- Waiting area

PROPERTY DESCRIPTION

The Office Condominiums at Powerhouse Plaza is located in the heart of Lowry. Suite 250 is a spectacular 2,300sf office-condo very well suited for dental, medical, and most any professional office user. Featuring a mezzanine level office, 5 private exam rooms or offices, breakroom with kitchenette, waiting area and an office manager or billing office. All exam rooms are plumbed with water, electric, and gas - ideal for a dental practice. Lots of large windows bring in natural light. The mezzanine office has spectacular views. Shops, restaurants, parks, museums, and recreational activities are all within just a couple of blocks.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.

MADISON COMMERCIAL PROPERTIES

PHOTOS OF BUILDING

Mezzanine Office

Staircase & Hallway

Mezzanine Office

Staircase & 2 Rooms

Corner Office

Exam/Office

Breakroom

Suite Entry

Office Manager/Billing Office

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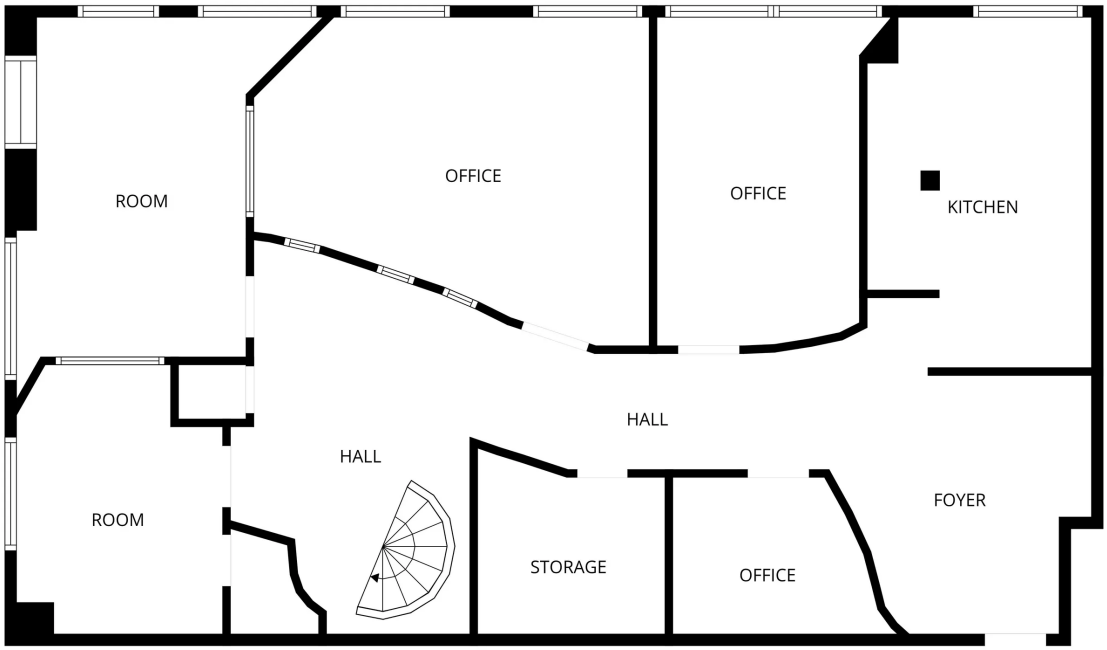
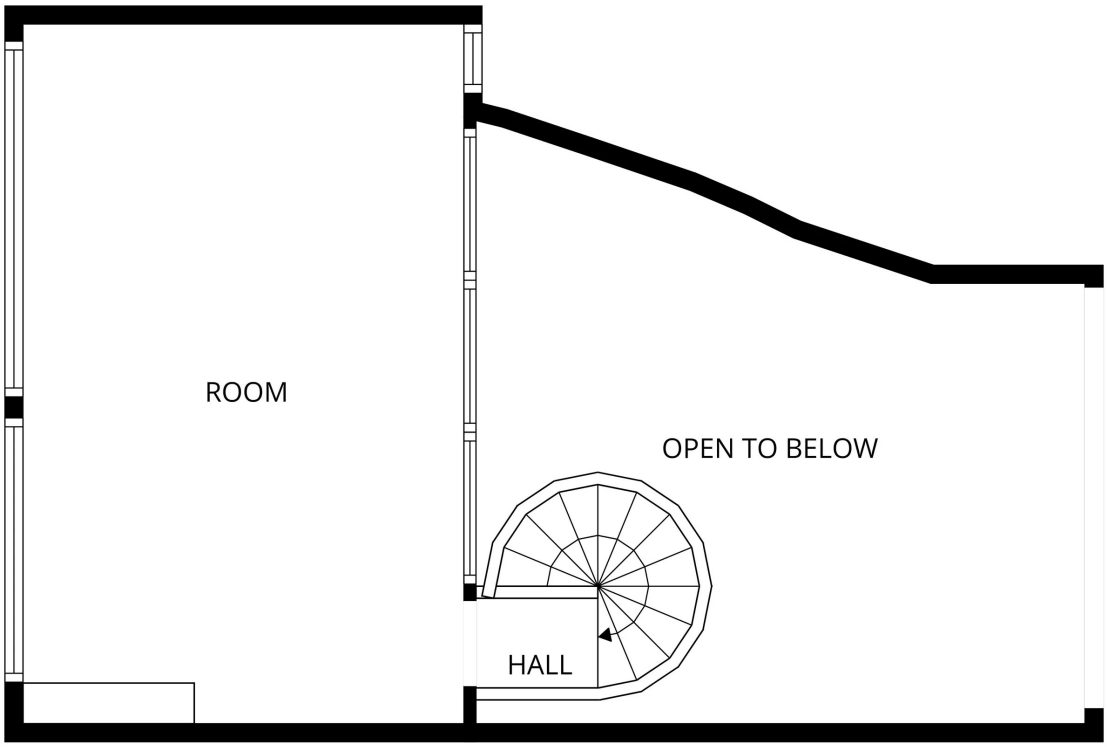
MADISON COMMERCIAL PROPERTIES

FLOOR PLANS



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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AERIAL MAP

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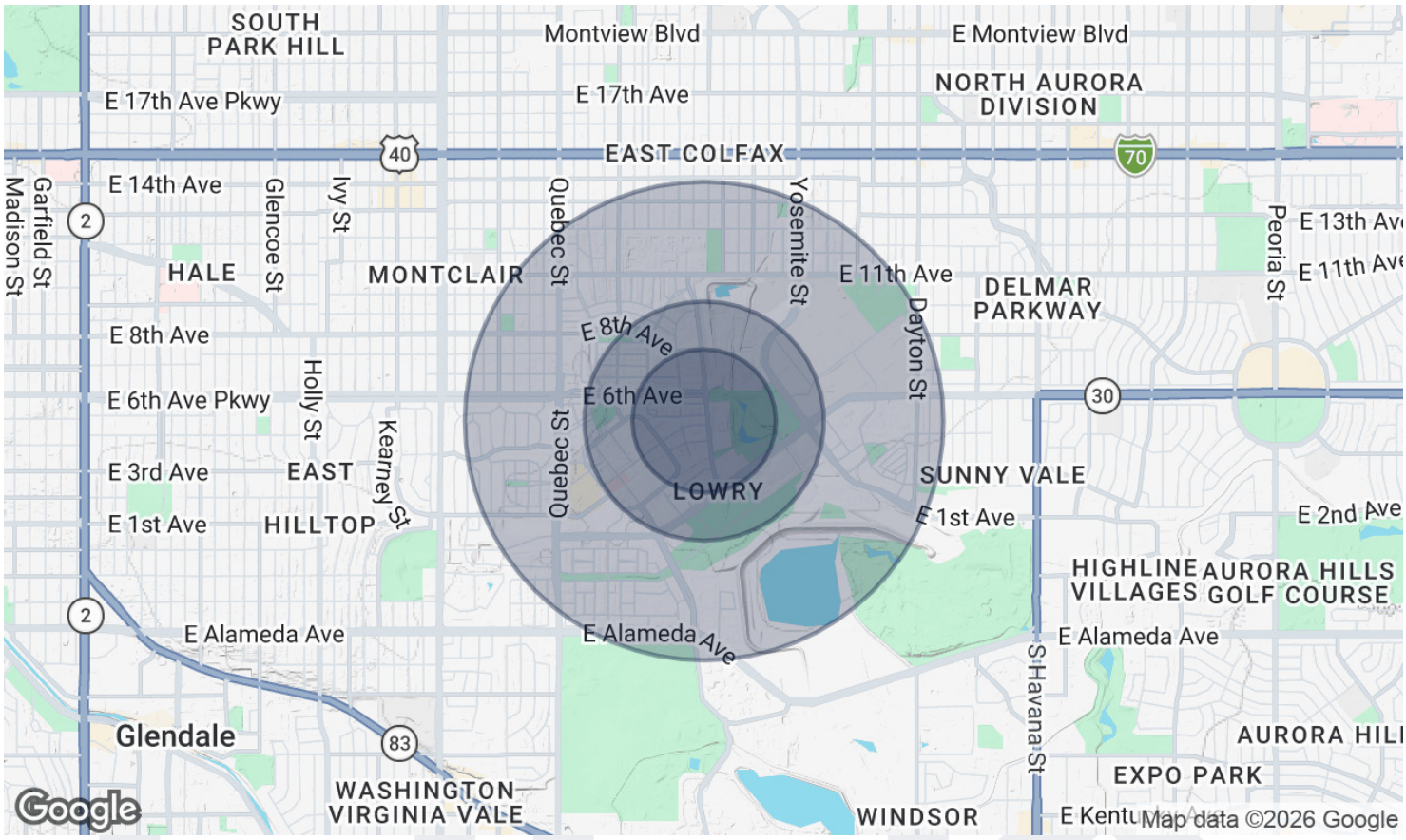
DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,044	2,798	18,351
Average Age	44	43	38
Average Age (Male)	42	41	37
Average Age (Female)	45	44	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	536	1,370	7,739
# of Persons per HH	1.9	2	2.4
Average HH Income	$161,420	$179,994	$138,526
Average House Value	$996,151	$1,050,850	$846,057

2020 American Community Survey (ACS)

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