



**BENCHMARK**  
COMMERCIAL REAL ESTATE



**\$10,000**  
**BUYER CREDIT**

**\*MUST CLOSE  
BY 12/31/2026**

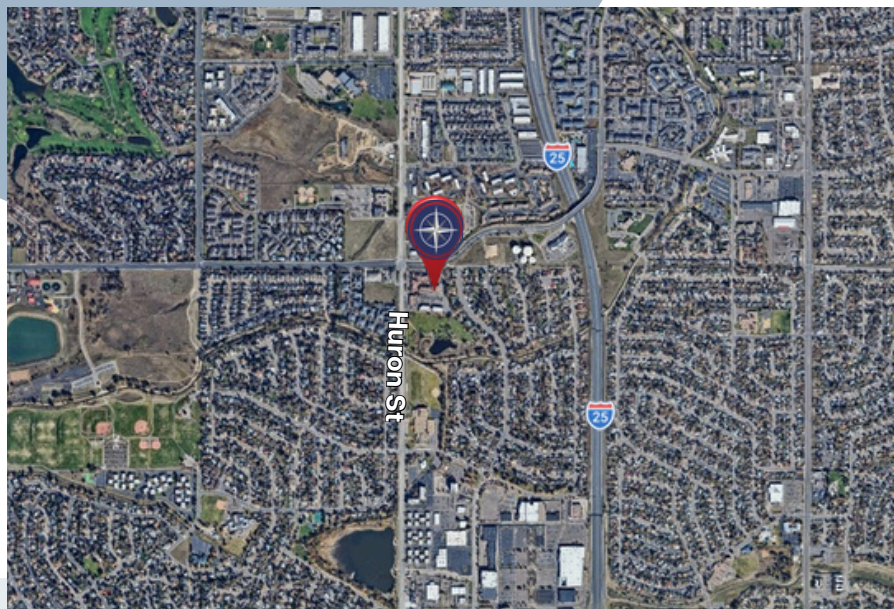


**OFFICE CONDO**  
**FOR SALE**  
**\$315,000**

1184 Huron St. Ste. 11  
Northglenn, CO 80234



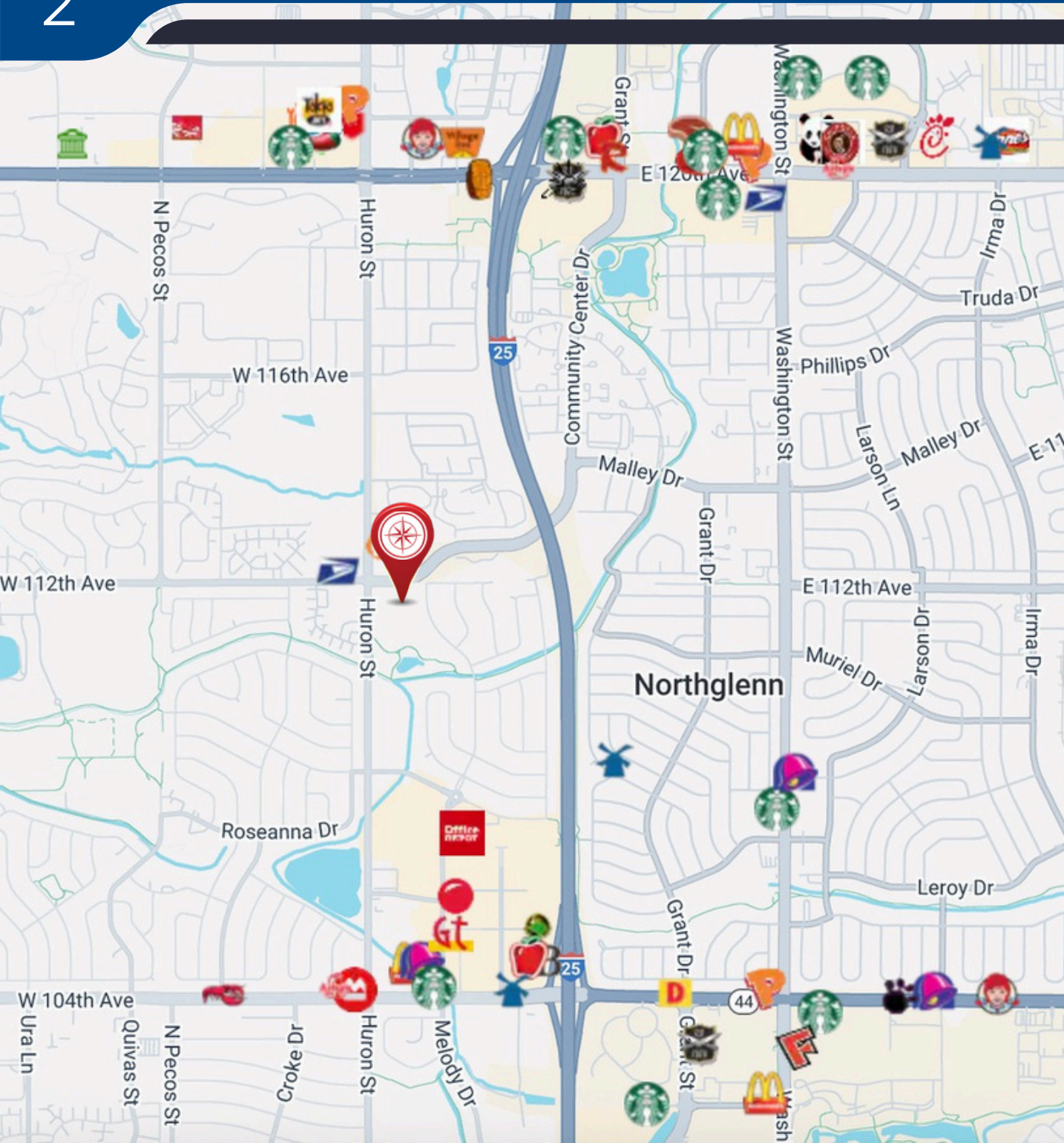
# Northglenn



Office Plaza North, positioned along Huron Street in Northglenn, offers a convenient North Metro Denver location with easy access to I-25, surrounding residential neighborhoods, and many retail amenities. Known for its strong community foundation and continued commercial growth, Northglenn provides a balanced mix of suburban accessibility and business connectivity. Nearby parks, schools, shopping centers, and service-oriented businesses contribute to consistent daily traffic and a stable customer base throughout the surrounding area.

As the North Metro region continues to expand, the Northglenn submarket remains an attractive location for medical, office, retail, and service users seeking accessibility, visibility, and long-term growth potential outside of Denver's urban core.





**Convenient access, within  
5 minute drive to  
amenities including :**

- **Child care**
- **Dog day care**
- **FedEx Office**
- **Office Depot**
- **USPS**
- **Restaurants**
- **Fast food**
- **Breweries**
- **I-25**



PROPERTY USE

OFFICE, 8 PRIVATE OFFICES



UNIT SIZE

1,796 SF



STORIES

2



CLASS

B



ZONING

CG, NORTHGLENN



PARKING

AMPLE, UNASSIGNED SURFACE



HOA

\$400 MONTHLY



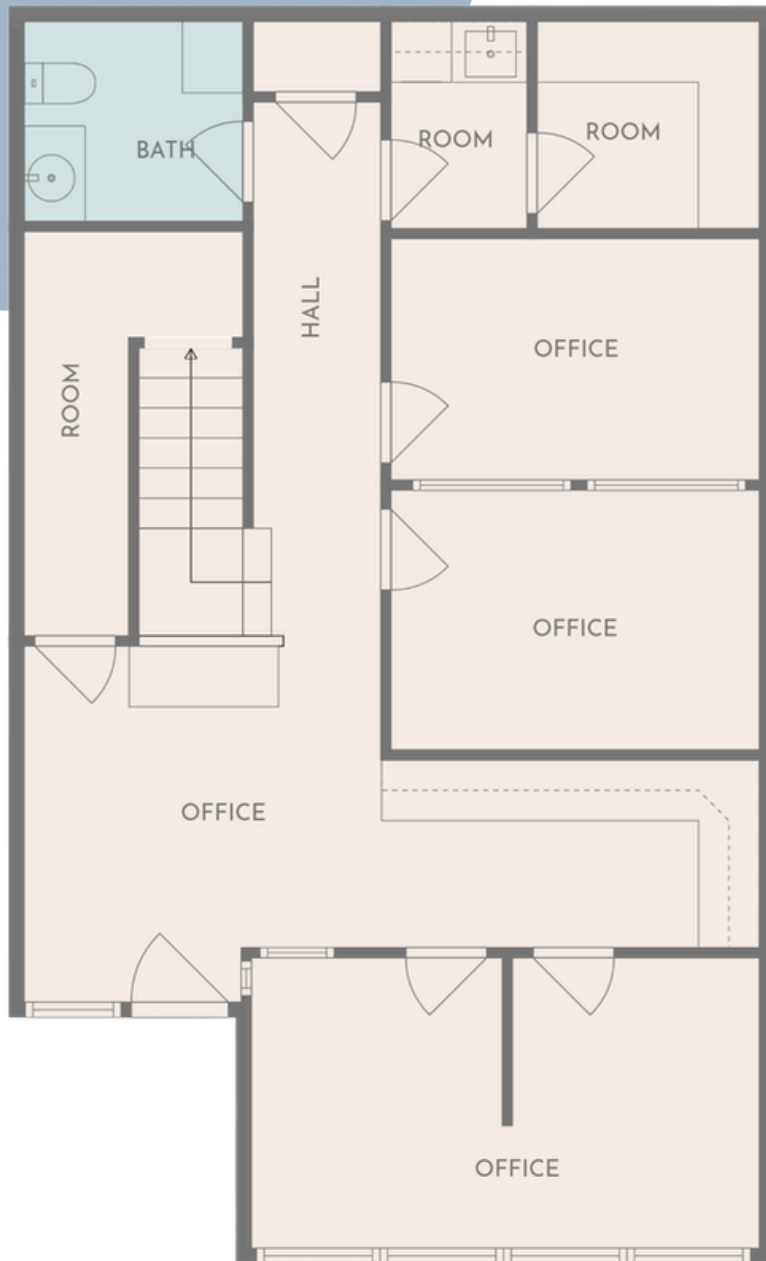
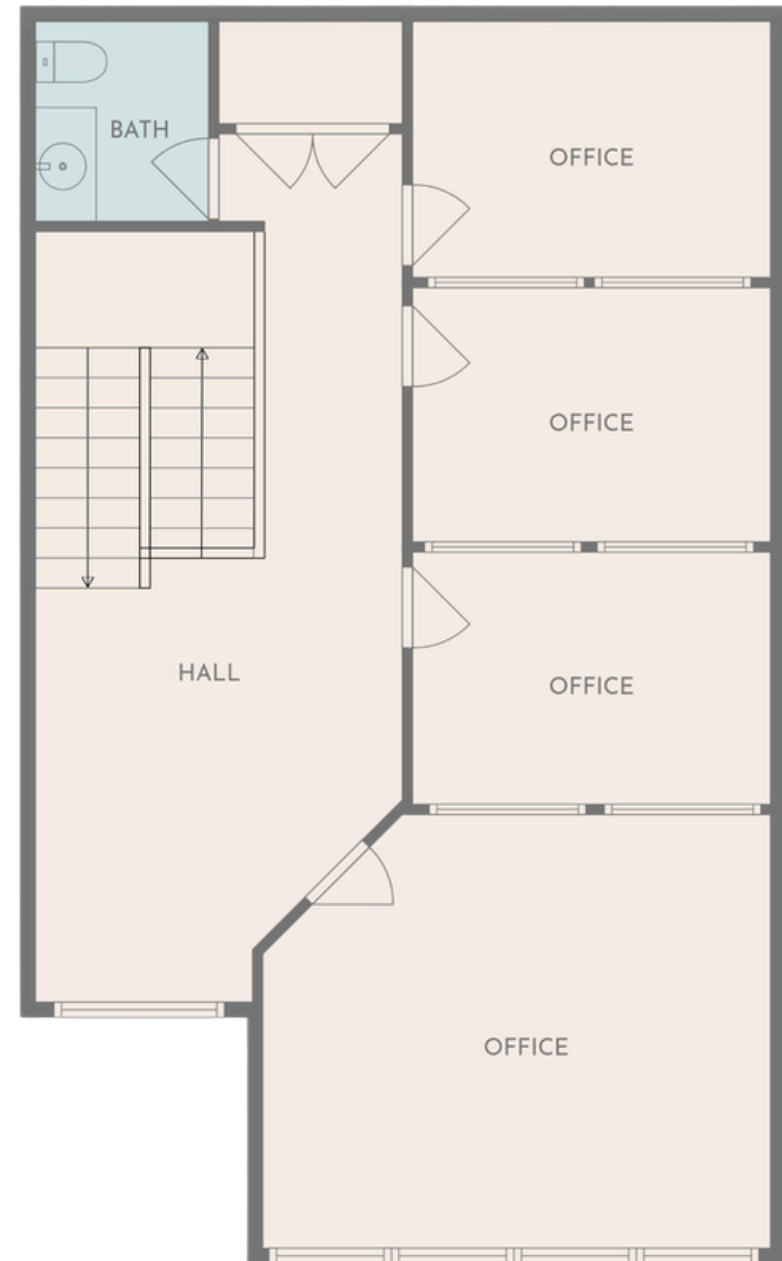
PROPERTY TAXES

\$10,360.16/YR



YEAR BUILT

1984

**EFFICIENT, UPDATED LAYOUT AND FINISHES****1ST FLOOR****2ND FLOOR**

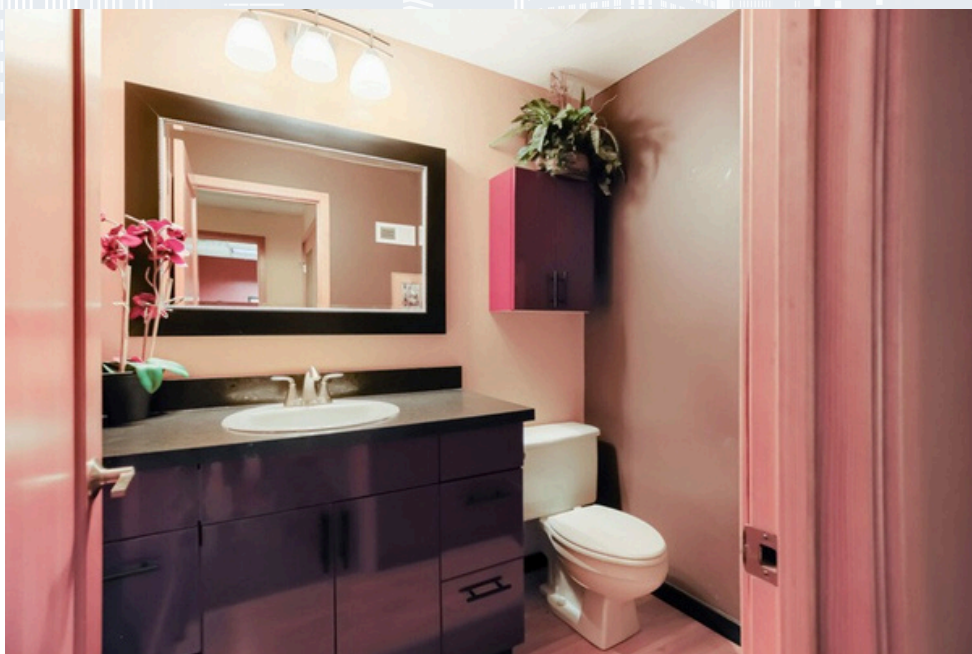
















# BENCHMARK

COMMERCIAL REAL ESTATE

## DISCLAIMER

The Property is offered for sale as-is, where-is. Seller and Benchmark Commercial LLC ("Agent") make no representations or warranties, express or implied, as to the accuracy or completeness of the information herein, which is based on sources deemed reliable but not guaranteed. Prospective purchasers must conduct their own independent investigations and shall not rely on this material as a representation of future performance.

All information is confidential, provided solely for evaluation of the Property, and may not be disclosed, reproduced, or distributed without prior written consent. Seller reserves the right to withdraw the Property, reject any offers, or modify terms at any time without notice. No obligation shall exist unless and until a binding written agreement is fully executed by Seller. Purchasers are advised to consult their own legal and professional advisors regarding compliance with applicable laws, including the ADA.

DO NOT INTERACT WITH OR APPROACH EXISTING TENANTS. The Property will be shown to prospective investors by appointment only. Please contact the brokers for a private showing.

## CONTACT US



Simeon Beam

Broker Associate

720.246.1706

Simeon@CREBenchmark.com



Jason Bollhoefer, SIOR

Partner

303.395.0116

Jason@CREBenchmark.com

[www.CREBenchmark.com](http://www.CREBenchmark.com)