



HURON BUSINESS CENTER

405-475 West 115th Avenue
Northglenn, CO 80233

FLEX SPACE | 1,660 SF FOR LEASE

Great visibility
from I-25

Strong mix of
**national and
regional tenants**
within center

**\$12/SF/YR
NNN**

PROPERTY HIGHLIGHTS



**ZONING
I-2**



**PARKING
3.2/1,000 SF**



**DOORS
DRIVE-IN**



**Center visibility
from I-25**

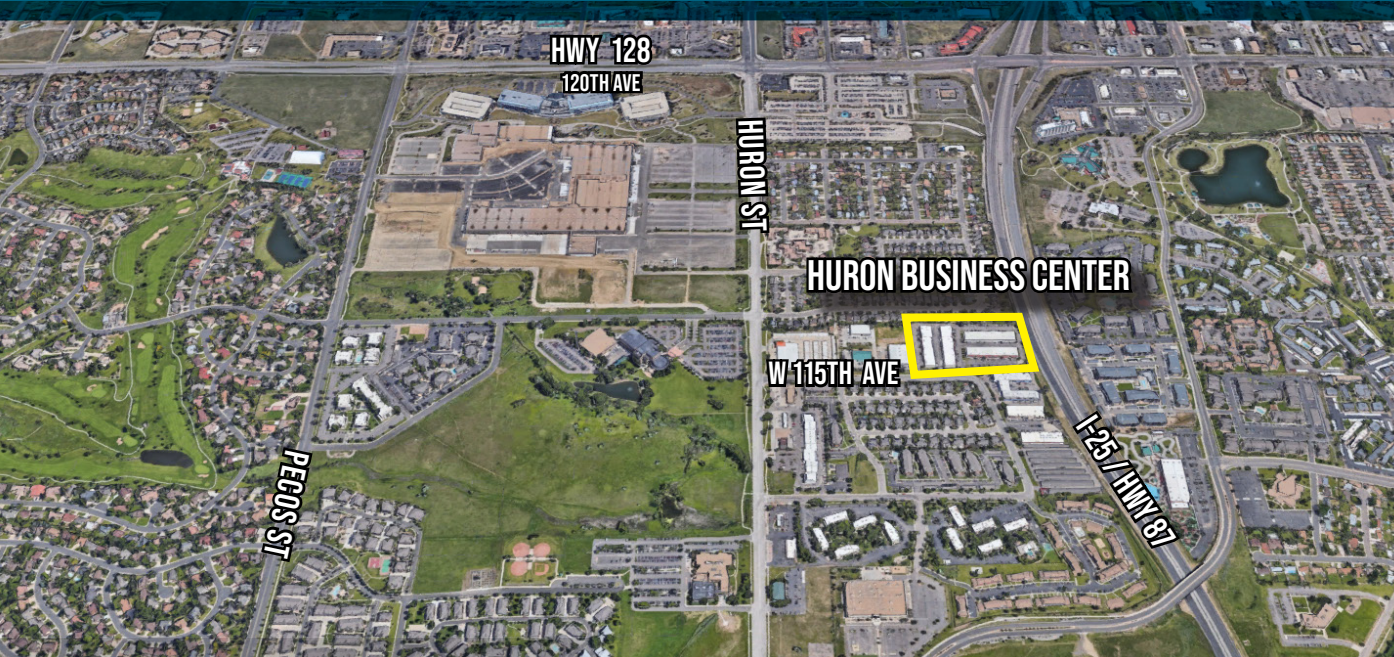


**MATRIX
GROUP, INC.**

1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500
www.matrixgroupinc.com

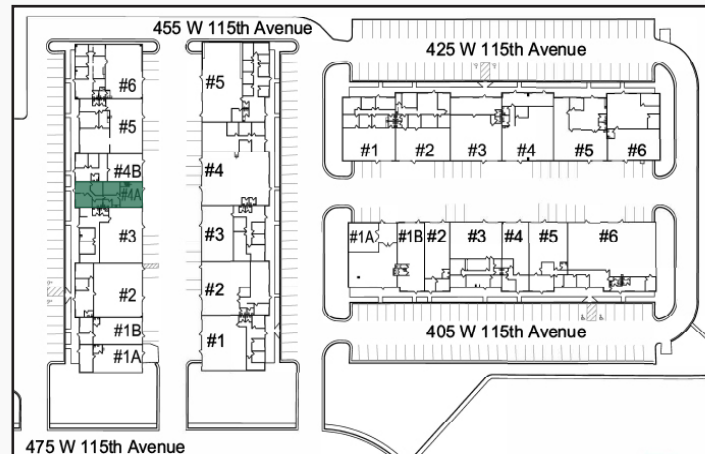
LAUREN QUIRAM
DIRECTOR OF LEASING
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303-300-5271

HURON BUSINESS CENTER



153,000 CARS
PASS RIGHT HERE EVERY DAY
 I-25 @ 112TH AVE (AADT, 2017)

\$12/SF/YR
NNN



| Unit # | Size | Availability |
|---------------|----------|---------------|
| 475-4A | 1,660 SF | Avail 10/1/24 |

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The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.