



HURON BUSINESS CENTER

405-475 West 115th Avenue
Northglenn, CO 80233

FLEX SPACE | 2,440-3,360 SF FOR LEASE

Great visibility
from I-25

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

ASKING RATE:
\$11.50/SF/YR NNN

PROPERTY HIGHLIGHTS



**ZONING
I-2**



**PARKING
3.2/1,000 SF**



**DOORS
DRIVE-IN**



**Center visibility
from I-25**



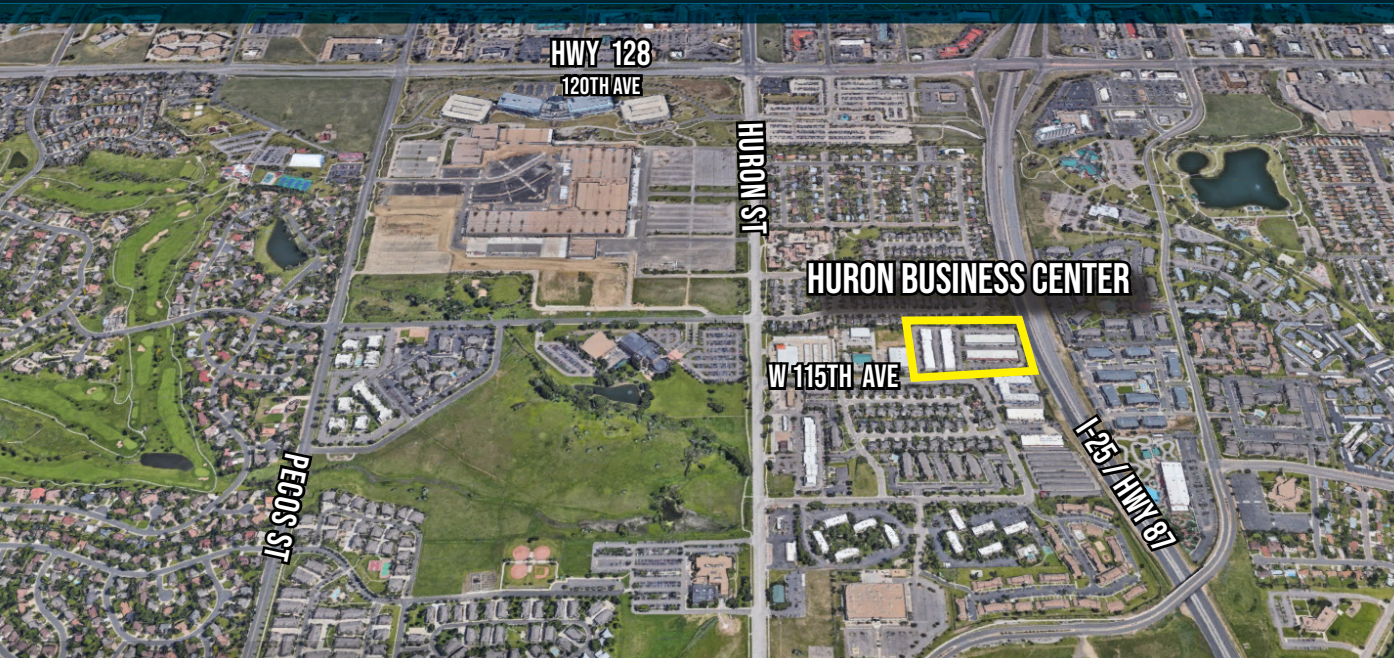
MATRIX
GROUP, INC.

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LAUREN QUIRAM
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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.

HURON BUSINESS CENTER



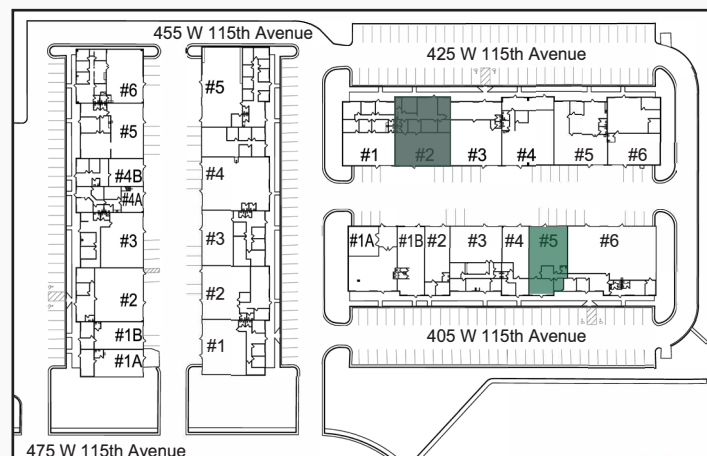
153,000 CARS

PASS RIGHT HERE EVERY DAY

I-25 @ 112TH AVE (AADT, 2017)

ASKING RATE:

\$11.50/SF/YR NNN



Unit #	Size	Availability
405-5	2,440 SF	Avail 4/1/24
475-6	3,360 SF	Avail 3/1/24

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