

## 2090 E 104th Ave

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Thornton, CO 80233 | Adams County | Denver Northeast Market | Thornton/Northglenn Submarket

19,000 SF Class C Office - General Bldg with 6,303 SF Available at \$14.00 FSG



Property Type **General Office**  
Bldg Size **19,000 SF**  
Status **Existing**  
Year Built **1975**

Land Area **2.07 Ac.**  
Zoning **CR**  
Sublease **No**  
% Occupied **69.48%**

Building Class **C**  
Stories **2**  
Typical Floor **9,500 /SF**  
Parking Spaces **40**  
Parking Ratio **2.11 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **6,303 SF**  
Max Contig **2,119 SF**  
Min Divisible **505 SF**  
Rental Rate **\$14.00 FSG**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators **0**  
Parcel # **171914100005**

Operating Exp/SF --  
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	101	1,527	1,527	1,527	\$14.00 FSG	Office	Yes	Now	
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1	102	938	938	938	\$14.00 FSG	Creative	Yes	Now	
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2	202	2,119	2,119	2,119	\$14.00 FSG	Office	Yes	Now	
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2	205	505	505	505	\$14.00 FSG	Office	No		
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3	302	1,214	1,214	1,214	\$14.00 FSG	Office	Yes	Now	
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Listing Company **Katchen Company - Ed Boyle (303) 237-8658**

Katchen Company - katchencompany.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: System User Date: 12/08/2017