



## FREE RENT AVAILABLE

### DEAN CALLAN & COMPANY INC

**BRIT BANKS**  
Senior Broker Associate  
Direct: 303.945.2020  
Cell: 303.903.9775  
bbanks@deancallan.com

**TORREY PATTERSON**  
Broker Associate  
Direct: 720.826.2291  
Cell: 303.514.4559  
tpatterson@deancallan.com

**DEAN CALLAN & COMPANY, INC.**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

## OFFICE SPACE FOR LEASE

**NORTH POINT BUSINESS PARK**  
11654-11698 NORTH HURON STREET  
NORTHGLENN, COLORADO 80234

North Point Business Park is a well-located Class B business park with quick access to I-25 and an abundance of amenities. Attractive landscaping and well-designed suites. **This is an excellent choice for small office users.**

[Call us for more information and to set up a tour.](#)

## TERMS

1 Suite 11674-400 :

1,541 SF

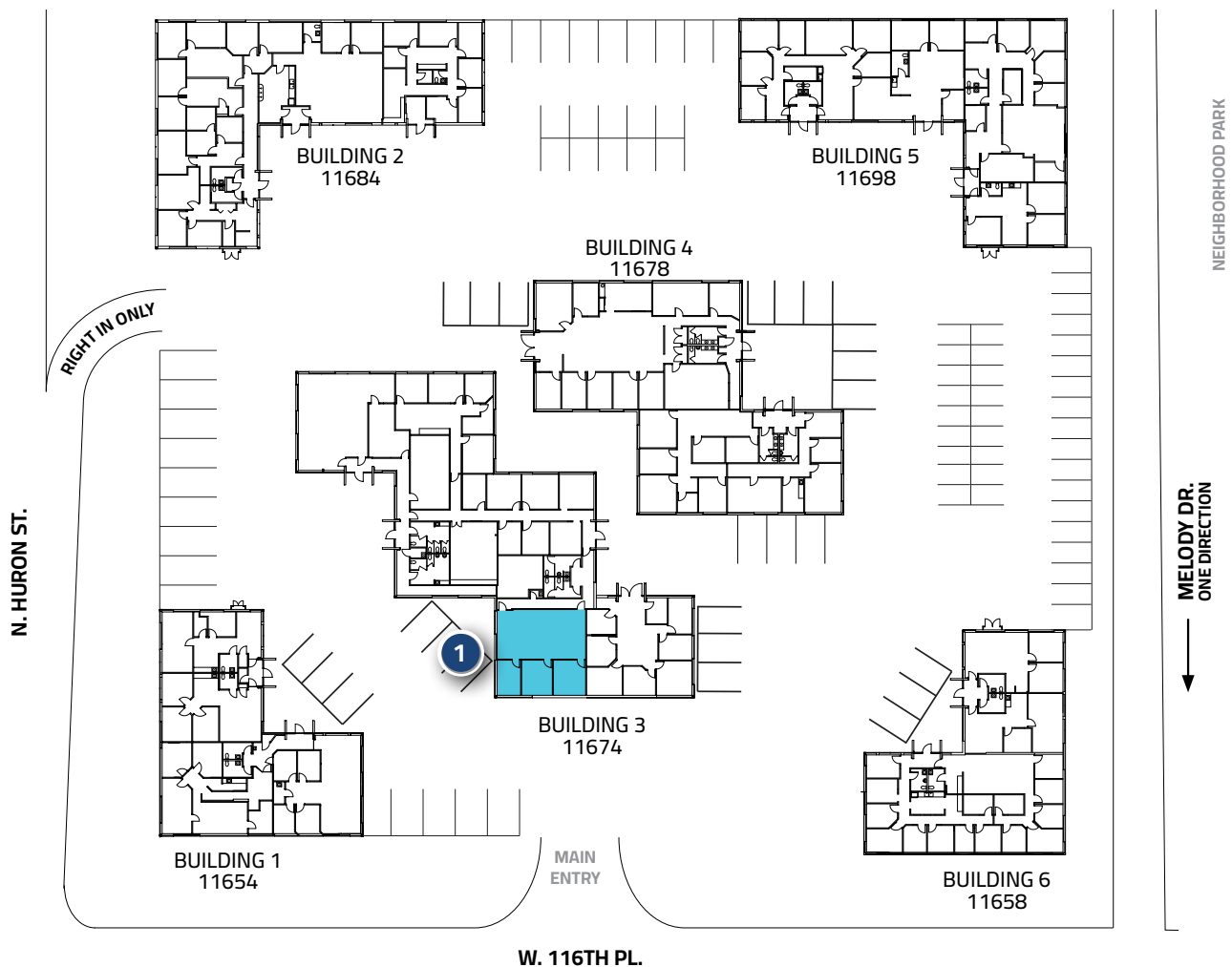
Lease Rate:

\$2,700.00 / MO / Gross

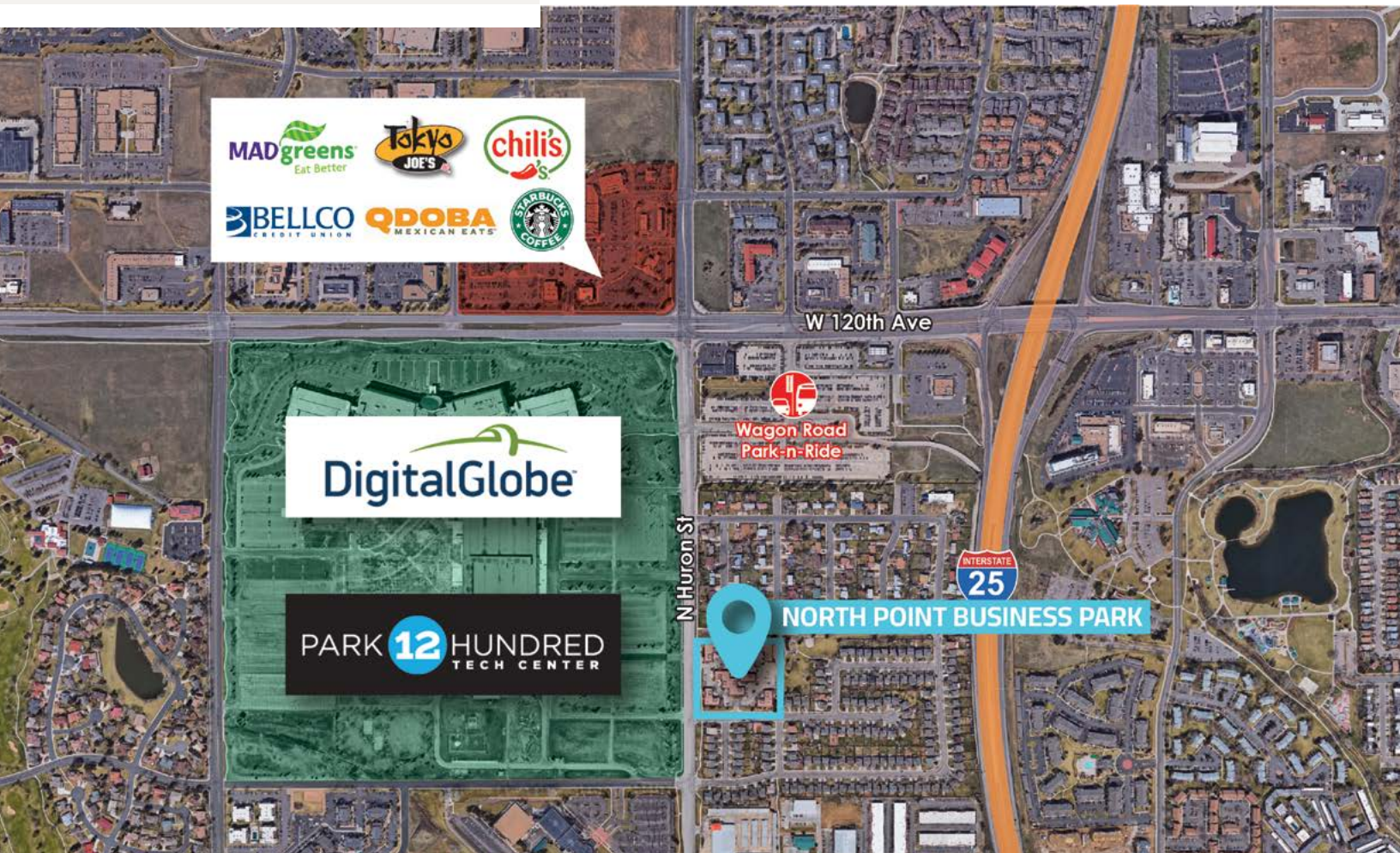
## PROPERTY FEATURES

- Convenient access to I-25 via 104th or 120th Ave
- Numerous amenities nearby, including retail, restaurants, hotels and parks
- Across the street from new, multi-use development
- Close to RTD Wagon Road Park & Ride
- Campus environment
- Well-capitalized and aggressive ownership
- Home to a diverse group of businesses that include doctors, psychiatrists, insurance agents, sales groups and more

### SITE PLAN



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.




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**DEMOGRAPHICS**

**POPULATION**

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
49,816	338,718	775,627

**EMPLOYEES**

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
25,029	86,425	241,492

**HOUSEHOLDS**

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
19,919	122,068	289,445

**HOUSEHOLD INCOME**

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$93,387	\$104,250	\$108,699

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