

Full Property View

245 Century Circle Unit #205, Louisville, CO 80027

\$2,900 - Incomplete



Listing ID:	2552707	MLS Status:	Incomplete
Property Type:	Commercial Lease	Lease Considered:	
Property Subtype:	Office	Structure Type:	Low Rise (1-3)
County:	Boulder	Year Built:	
Rental Price:	\$2,900	Original List Price:	
Listing Contract Date:		Spec. Listing Cond:	
Tax Annual Amt:	\$6,983	Tax Year:	2019
Tax Legal Desc:	UNIT 205 CENTURY COMMONS OFFICE CONDOS UND 1010/10651 INT IN GCE		

Building Information

Building Area Total (SqFt Total):	1,010	Building Class:		Stories:	2
Leasable Area (SqFt):	842	Common Area:			
Security Features:	Security System	Roof:	Composition		
Construction Materials:	Frame				
PSF Total:	\$3				

Site & Location Information

Lot Size:	0.75 Acres / 32,592 SqFt	Fencing:	
Current Use:	Commercial, Office	Lot Features:	
Road Surf/Front:	Paved / Year Round	Road Responsibility:	Public Maintained Road
		Parcel Number:	R0144333
Walk Score:	65	View Walk, Bike, & Transit Scores	

Water & Utilities

Water Included:	Yes	Water Source:	Public	Sewer:	Public Sewer
Utilities:	Electricity Connected, Natural Gas Connected, Sewer Connected				

Financials & Expenses

<u>Actual</u>		<u>Projected</u>	
Gross Income:		Gross Income:	
Operating Expense:		Annual Expense:	
Annual Net Income:		CAM/Operating Fees:	Fixed Amount
Operating Expense Includes:		Annual Net Income:	

Tenant Information

Tenant	Area (SqFt) Occupied	Lease End Date	Tenant Options
One office is suite occupied	\$150		Month to month

Unit Information

# Units Total:	1	# Units Vacant:		# Units Furnished:	
<u>Unit Type</u>	<u># Units</u>	<u>Unit Area (SqFt)</u>	<u>Actual Rent</u>	<u>Total Rent</u>	<u>Unit Description</u>
Office	1	842	\$2,900	\$2,900	Corner Office Suite with Reception area, Kitchen, two offices and Conference room or can be used as larger office

Parking

Parking Total:	0	Garage Spaces:	0	Offstreet Spaces:	0
<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Description</u>			
Parking Lot		Private parking for Building, with free parking			
Parking Features:	Asphalt				

Public Remarks

Walk through a virtual tour at: <https://youtu.be/RL5noQ-nmA0> FOR LEASE: Private Office Suite, Updated and Spacious, and Furnished. Recently updated top floor (2nd floor), corner office suite with three spacious offices and open middle space (can be used as waiting room, break room or desk area) that has a modern, large kitchenette. Lots of natural light and views from the large windows that open. A "homey" yet professional and classy feel. Plenty of free parking in a private lot, shower room, elevator. Close to restaurants, coffee shops, parks, and walking and bike paths. This suite safely accommodates up to 8 people with minimum 6 feet social distancing. Two offices with access to private deck can accommodate up to two people each. One conference room size office, can accommodate up to three people. One center waiting room/break room/office area that can accommodate one person. Office suite has its own safe airflow separate from the main building's airflow system. New high-efficiency furnace and A/C with programmable private thermostat. Furnished with desks, office chairs, guest chairs, credenza, lateral file cabinet, wall clocks, and art. Newly remodeled kitchen with full-sized sink, water filtration, medium-sized refrigerator, microwave, coffee maker, electric tea kettle, toaster, blender, glasses, dishes, and utensils. Lots of deep cupboard storage space. Comcast internet (renter pays), includes wireless router. Outside deck with chairs. New energy efficient windows that open for fresh air and mountain view. Dimmable LED lights, Crown molding, new paint and new vinyl plank flooring. Punch-code door lock, and Security Alarm. HOA covers basic weekly cleanings: sweep, trash removal, light dusting. Two-Year Lease at \$2900 per month (Includes, rent, CAM, and property taxes) \$1500 security deposit. Xcel gas and electric (estimated \$80 - \$120 per month). Comcast Internet 75-100Mb is \$145 per month.

Directions

Located just off McCaslin with easy access to Hwy 36 or South Boulder Road.

Confidential Information

Private Remarks: **Call Listing Agent for code.**

Sale Type:

Buyer Agency Comp: **\$500.00**

Transaction Broker Comp: **\$500.00**

Contract Earnest Check To:

Contract Min Earnest:

Title Company:

Expiration Date: **08/31/2020**

Occupant Type: **Tenant (Single)**

Existing Lease Type: **Gross**

Dual Variable: **No**

Listing Terms:

Submitted Prosp: **Yes**

Possession:

Ownership:

List Agent

List Agent: [Norma Harrison Loyd](#)

List Agent ID: **037613**

Phone: **720-217-4651**

Mobile: **720-217-4651**

Office: **303-858-8100**

Email: nhloyd@gmail.com

List Office: [HomeSmart Cherry Creek Properties](#)

List Office ID: **2HSCC**



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