

**FOR LEASE - REDUCED RATE!**

## OFFICE/WAREHOUSE SPACE FOR LEASE

### Lease Rate

\$13.00/sf NNN **Reduced rate: \$10.00/sf NNN**

### Availability

12,022 sf

Site: 0.0725 acres

Two (2) buildings

- Bldg 1: office: 5,997 sf  
\$17.00/sf NNN **Reduced rate: \$13.00/sf NNN**
- Bldg 2: office/warehouse: 6,025 sf  
\$10.00/sf NNN **Reduced rate: \$7.00/sf NNN**

Fenced yard: 5,565 sf

Zoned: I-A

YOC: 1978; renovated 2008

City/County: Denver/Denver

Parking: 30 surface spaces and on street parking

### Property Highlights

- Central location near 6th & Bryant; minutes to downtown Denver
- Excellent access to I-25, I-70, 6th Avenue and Santa Fe Drive
- T-8 energy efficient lighting in the warehouse
- Floor drain in warehouse
- Office furniture negotiable
- Comcast fiber to buildings
- Plenty of private and open office areas
- Lofty vibe with exposed wooden structure, spiral ductwork and skylights
- Ideal property for a construction or service contractor

Partnership. Performance.

For more information, please contact:

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**Site Aerial**



**Photos**



**Location Aerial**

