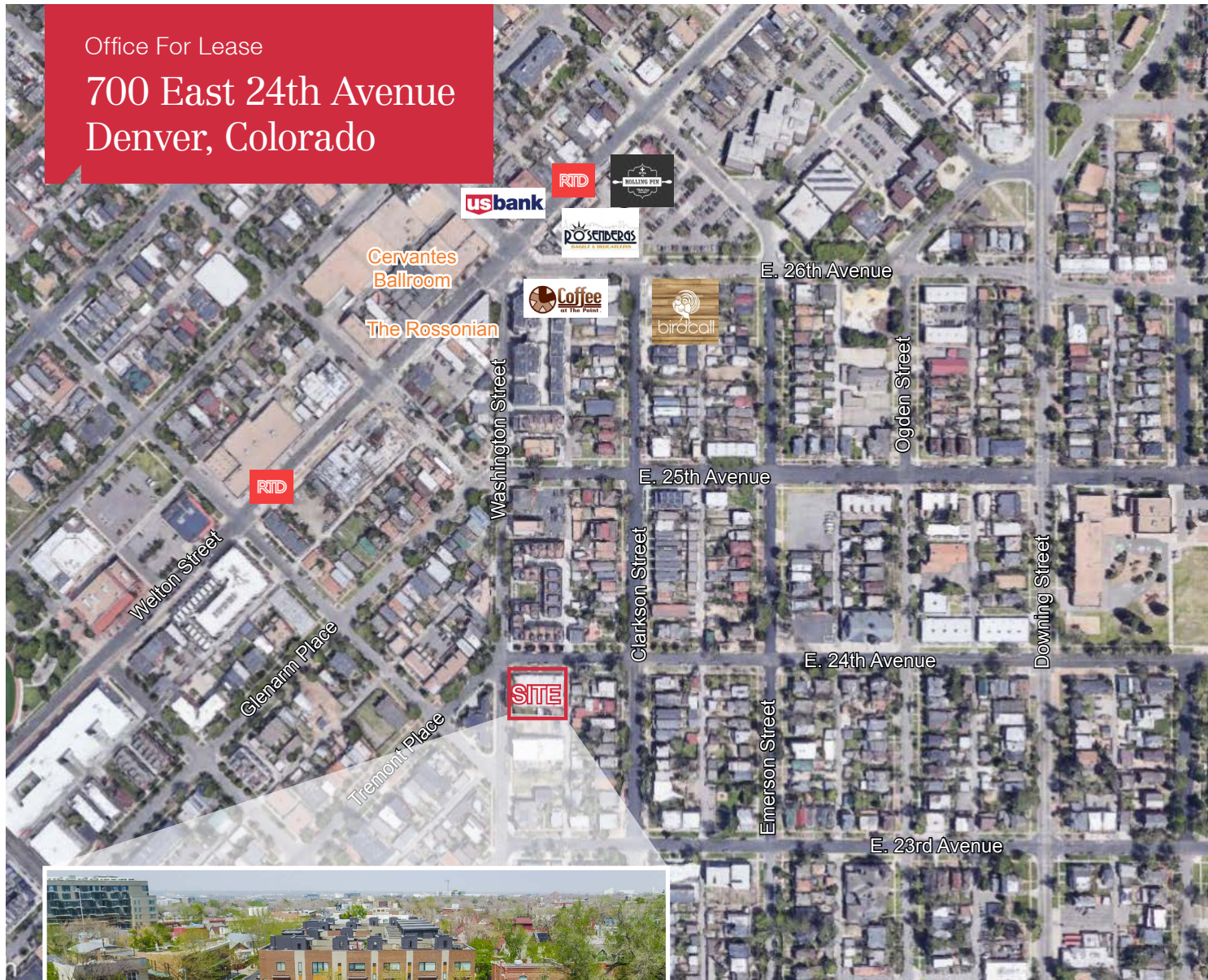


Office For Lease
700 East 24th Avenue
 Denver, Colorado



Traffic Counts	Vehicles/Day
Welton St. & E. 26th St.	10,290
E. 24th St. & Washington St.	879
Park Ave. W. & Tremont Pl.	1,317

*Source: SitesUSA

For more information:

Paul Cattin, MICP
 303 565 3030
 pcattin@shamesmakovsky.com

Todd Silverman, CCIM
 303 565 3031
 tsilverman@shamesmakovsky.com

1400 Glenarm Place, Suite 100
 Denver, CO 80202
 303 534 5005

naishamesmakovsky.com

Demographics	1 Mile	3 Mile	5 Mile
Population	38,493	218,354	466,632
Average Household Income	\$75,757	\$93,890	\$98,878
Daytime Employees	108,196	269,868	409,036

*Source: SitesUSA

NAI Shames Makovsky

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700 East 24th Avenue

Denver, Colorado 80205

Property Overview

- Recently renovated 10,027 SF single tenant office building available for lease
- Strategically located in the Five Points neighborhood, minutes from Downtown Denver
- High ceilings, open layout floor plan, and picture windows provide an abundance of natural light throughout
- Building features several private offices, kitchenette/coffee bar area, and an enclosed backyard with patio
- Two (2) dedicated private parking spaces and plenty of open street parking available for clients or employees

Lease Rate: \$18.00/SF NNN

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Office For Lease
Office Building in Five Points w/ Private Patio

Property Facts

Available SF:	10,027 SF
Year Built / Renov.:	1958 / 2017
Zoning:	G-MX-3
NNN Estimate:	\$4.93/SF

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Office For Lease

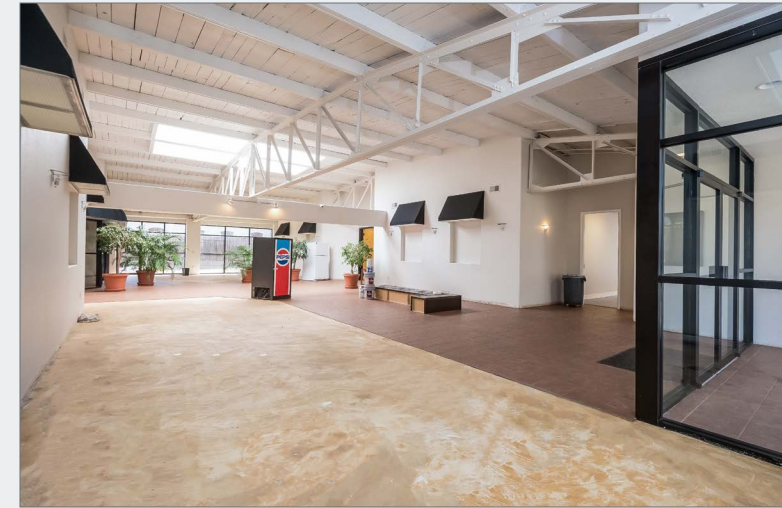
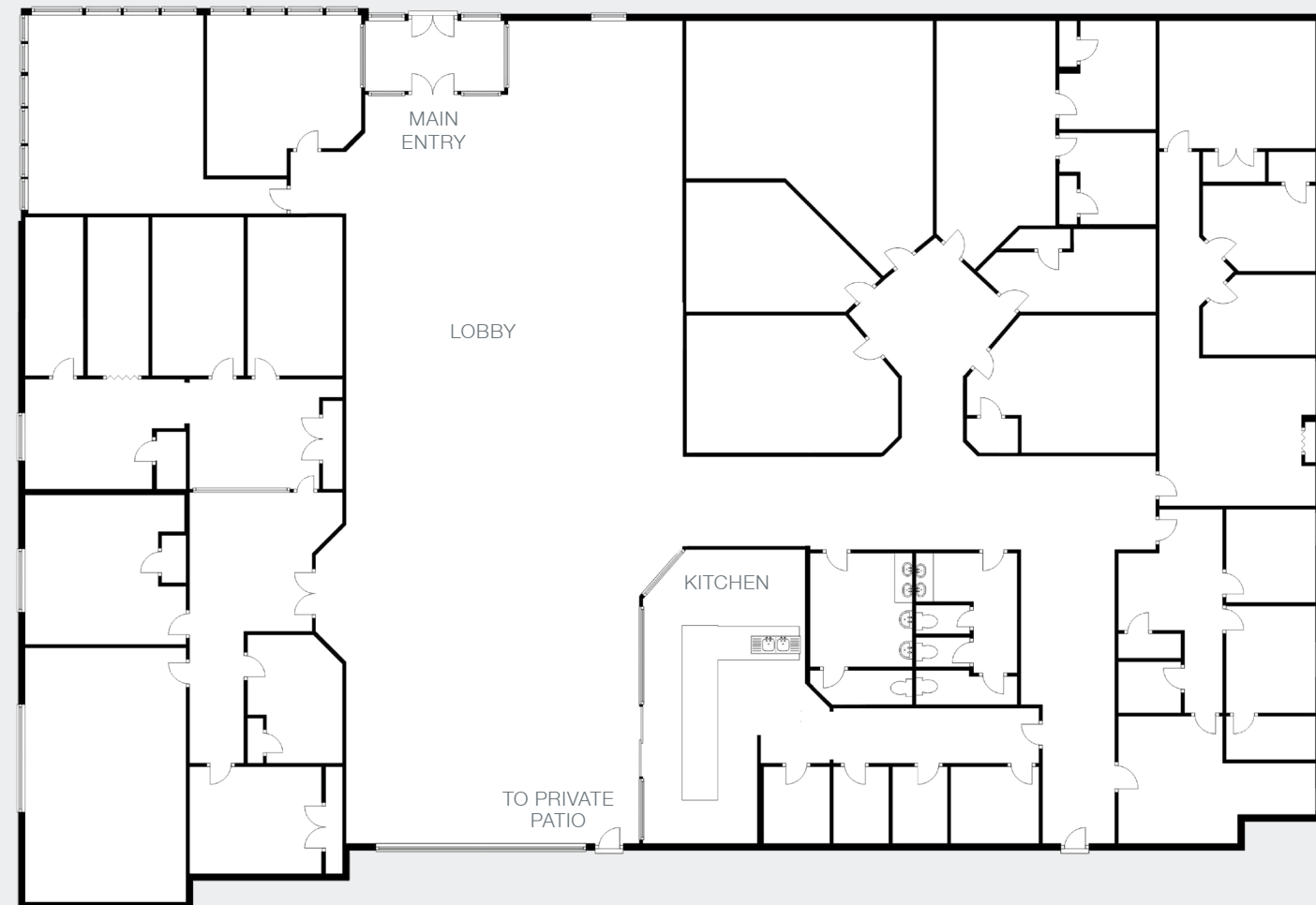
700 East 24th Avenue
Denver, Colorado

Location & Area Amenities

- Convenient, central location in the trendy Five Points neighborhood
- Ranked Very Walkable with a Walk Score of 78, Bike Score of 98
- Multiple transit options such as RTD Bus & Light Rail within short walking distance
- Close proximity to numerous restaurants



Floor Plan



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