

3410 SOUTH GALENA STREET



**NEW
OWNERSHIP**

3410 South Galena Street, Denver, CO 80231

FOR SALE OR LEASE - OWNER USER OPPORTUNITY

WWW.LPCDENVER.COM

YOC: 1982

Total Building Size: 71,298 RSF

Typical Floorplate: 26,000 SF

Total Available: 51,268 SF

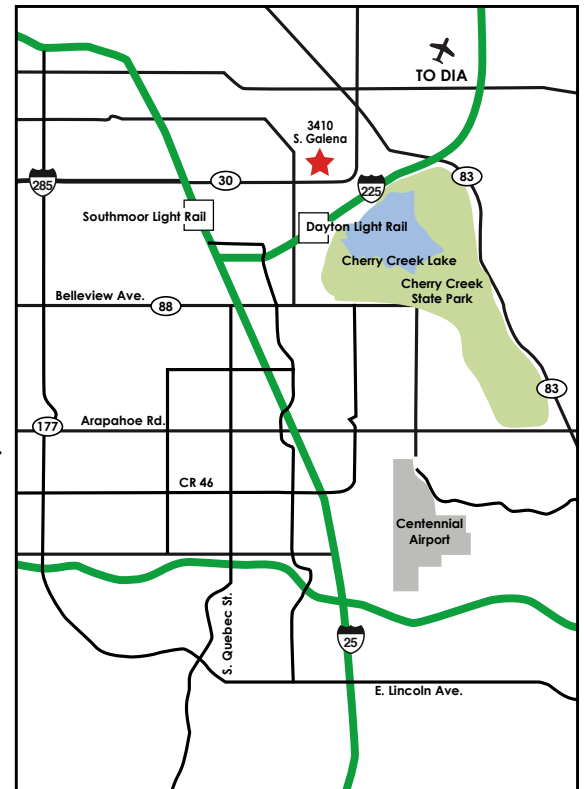
Floors: Three (3)

Elevators: Two (2)

Parking: 5.0 : 1,000 (some covered)

Lease Rates: starting at \$12.00

- 2 miles from the Dayton Light Rail Station, 4 miles from the Southmoor light rail station and access to major RTD bus routes along Hampden and Yosemite.
- Newly renovated Tiffany Plaza is only minutes away, offering numerous dining options and plentiful retail amenities.
- Close proximity to the 27-hole Kennedy Golf Course, Cherry Creek Reservoir and bike paths, and numerous health clubs.
- DTC, just minutes south via Yosemite, offers many upscale dining and retail amenities.
- Fully functional break room
- Remodeled common areas



for more information:

MARK HOMLISH mhomlish@lpc.com

Property leased by:

**LINCOLN
PROPERTY
COMPANY**

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**MOST
AGGRESSIVE
RATES IN
DENVER**

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First Floor:
12,271 RSF



2nd Floor:
17,904 RSF



3rd Floor:
21,550 RSF



**FOR SALE
OR LEASE
OWNER - CARRY!**

AVAILABILITY:

100 12,271 RSF

Suite 100 is an outstanding opportunity for a tenant with entryway exposure as part of their requirement. This suite features open space, private offices, work rooms, break rooms & storage space.

200 11,700 RSF

Features 27 perimeter offices, 7 interior offices, open areas, conference room and server room

260 6,202 RSF

8 perimeter offices, storage and open area

310 8,848 RSF

Some perimeter offices, mostly open plan

320 12,247 RSF

Some perimeter offices, mostly open plan

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