

HAMPDEN POINT OFFICE FOR LEASE

3443 S. Galena St., Denver, CO 80231



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For Lease:	\$15.00-\$16.00 SF / Full Service Gross
Space Available:	Total Available: 4,750± SF Smallest - 793± SF; Largest - 1,633± SF
Building:	34,339± Total SF
Stories:	3
YOC:	1982
Parking:	100 Surface Spaces, 3:30/1,000 SF
Zoning:	S-CC-3X

AVAILABLE SUITES			
Suite #	Size	Rate	Comments
120	1,338 RSF	\$15.00 - \$16.00	Easy 1 st Floor access, reception area, 3 exterior offices on glass plus large open area
150	793 RSF	\$15.00 - \$16.00	Two offices, reception, and storage
350	1,083 RSF	\$15.00 - \$16.00	Spec. suite. Beautifully appointed with small reception, large work area and kitchen. Upgraded finishes throughout.
370	1,604 RSF	\$15.00 - \$16.00	4 exterior offices on glass, kitchen with sink and dishwasher, large open reception area, needs Tenant Improvements (TI): carpet and new paint
390	1,208 RSF	\$15.00 - \$16.00	Available: November 1, 2020

Hampden Point Office Building is situated in a great location near I-25, Parker Road and I-225 and is an affordable alternative to the neighboring Denver Tech Center. The building is located near the Dayton and Nine Mile RTD Light Rail Stations and not far from the Southmoor Light Rail Station. Many restaurants and amenities surround this ideal site. Tenants can make use of two common conference rooms and a common area that can seat up to 180 people.



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