

4495 CHEROKEE ST

Denver, CO 80216



PROPERTY DESCRIPTION

Office & Yard for Lease. Two work areas, break room and basement for storage. 5,500 sf lot great for outside storage.

PROPERTY HIGHLIGHTS

- Located in North Denver
- Easy access to I-25
- Available Immediately
- Great for a contractor or small office with Yard
- Fence can be added around property.
- 2 work areas, break room, basement for storage
- 5,500 SF Lot - Great for outside storage

OFFERING SUMMARY

Lease Rate:	\$2,400/MO Gross + utilities)
Lease Terms	Two - Three Years
Available SF:	646 SF
Lot Size:	5,500 SF



BRANDI SPENCER

Senior Broker
720.880.6977
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ALG COMMERCIAL

7354 South Alton Way, Suite 101
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

OFFICE BUILDING WITH YARD FOR LEASE

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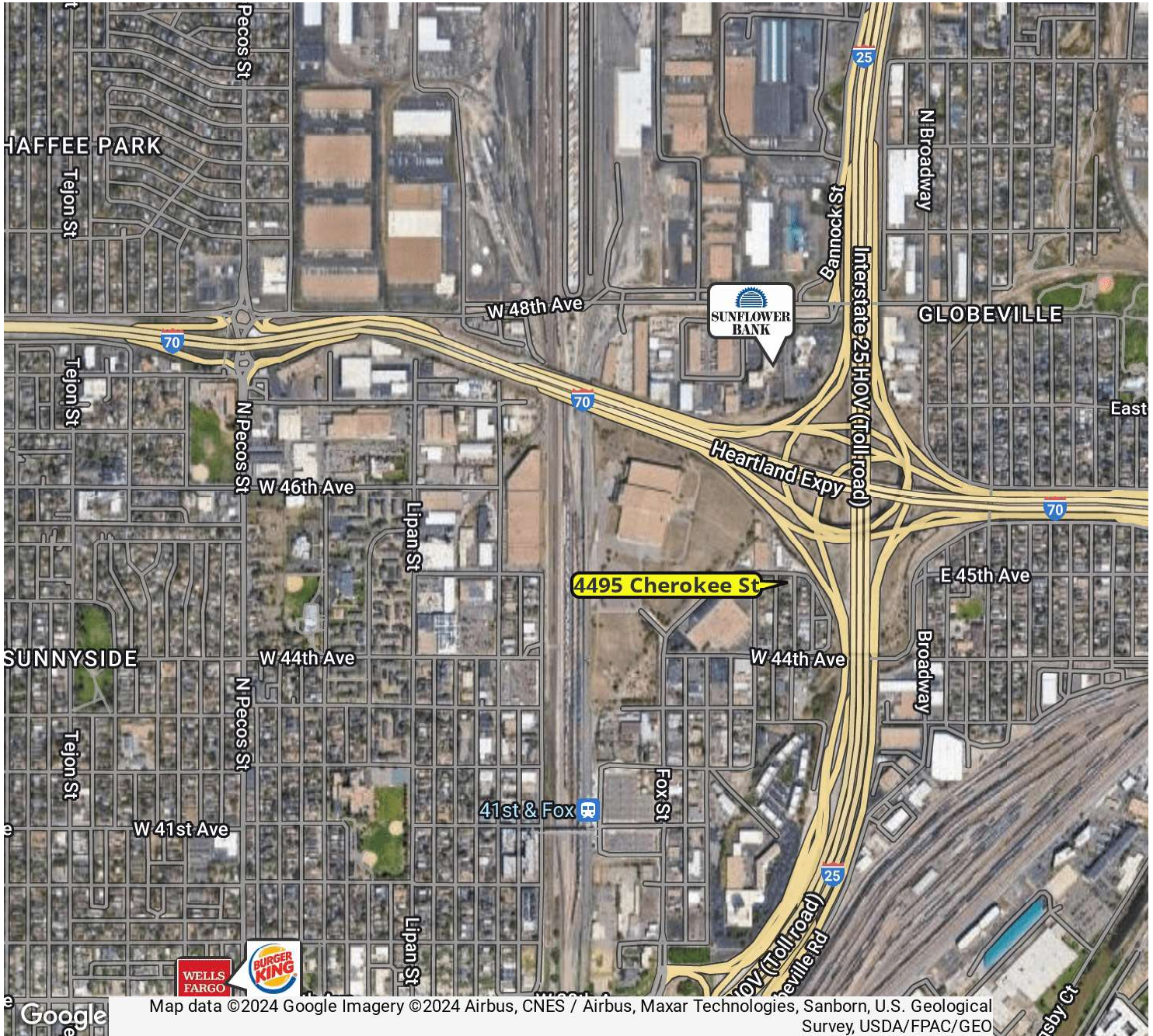
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