



5400 W. Jewell Avenue

Denver, Colorado 80232

Property Overview

- Two story office building located the Harvey Park MMJ district
- Five total suites in the building:, two vacant, three have month-to-month tenancy
- Two 1,050 SF suites available for lease
- Excellent, easily accessible location off Sheridan Boulevard
- Abundant on-site parking
- Wide variety of dining and retail amenities nearby
- Rent includes all utilities except internet/telecom
- Common area restrooms on both floors and basement storage for tenants

Contact Broker for Sale Price

Lease Rate: \$12.00/SF Full Service

Property Facts

Available SF:	2,100 SF
Building Size:	4,788 SF
Year Built:	1963
Lot Size:	0.48 AC (21,000 SF)
Taxes (2017):	\$10,960.74

For more information:

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Office For Sale & For Lease
5400 E. Jewell Avenue
Denver, Colorado



Available Suites

- Suite 1A: 1,050 SF, 4 offices, & reception
- Suite 1C: 1,050 SF, 4 offices, reception, & break room

Traffic Counts

Vehicles/Day

Jewell Ave & Sheridan Blvd	39,500
Depew St & Jewell Ave	19,000
Sheridan Blvd & Evans Ave	31,000

*Source: SitesUSA

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