

**CBRE**

±15,995 SF OFFICE BUILDING FOR SALE  
LAND AREA: ±1.07 AC

**GREAT OWNER/USER OPPORTUNITY  
VISIBLE TO OVER 20,000 CARS PER DAY**









**6911**

**SOUTH YOSEMITE STREET**










ENGLEWOOD, CO 80112

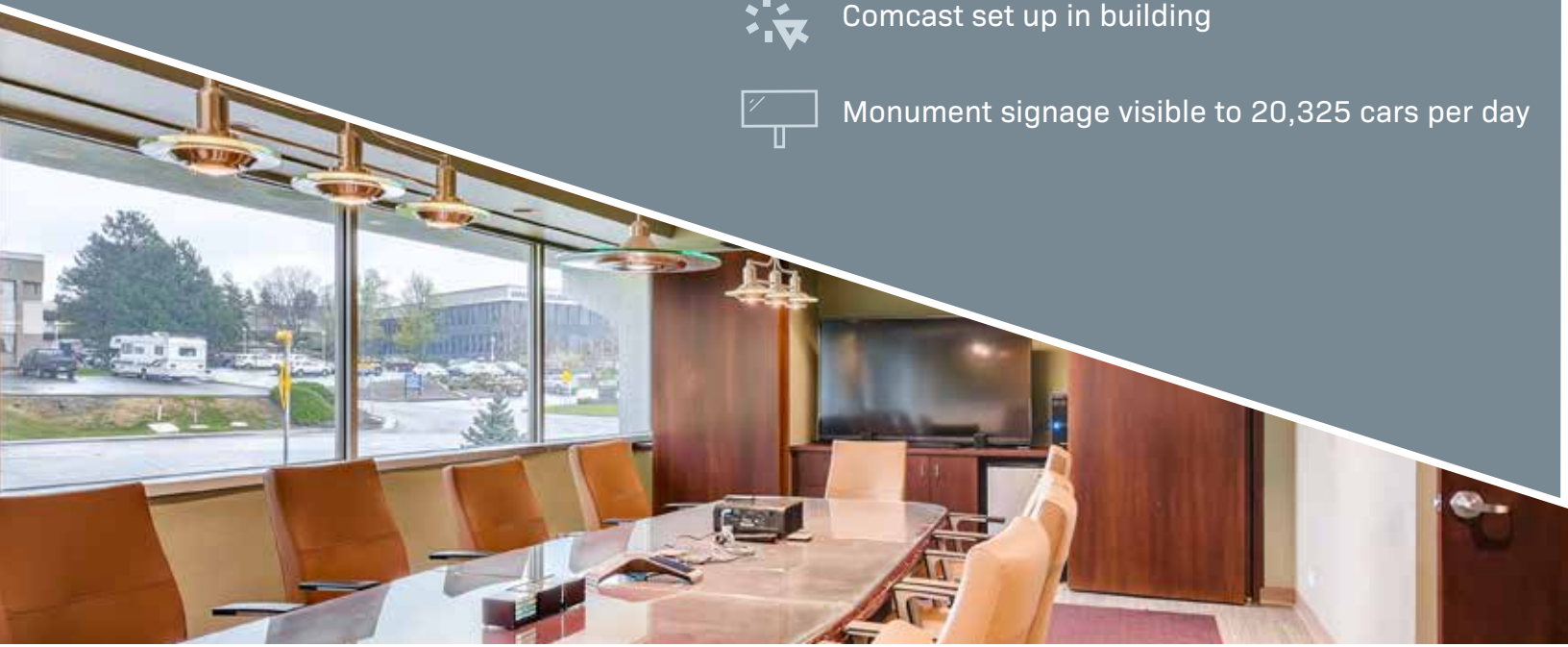
**ASKING SALE PRICE: \$2,999,999**

# BUILDING IMPROVEMENTS

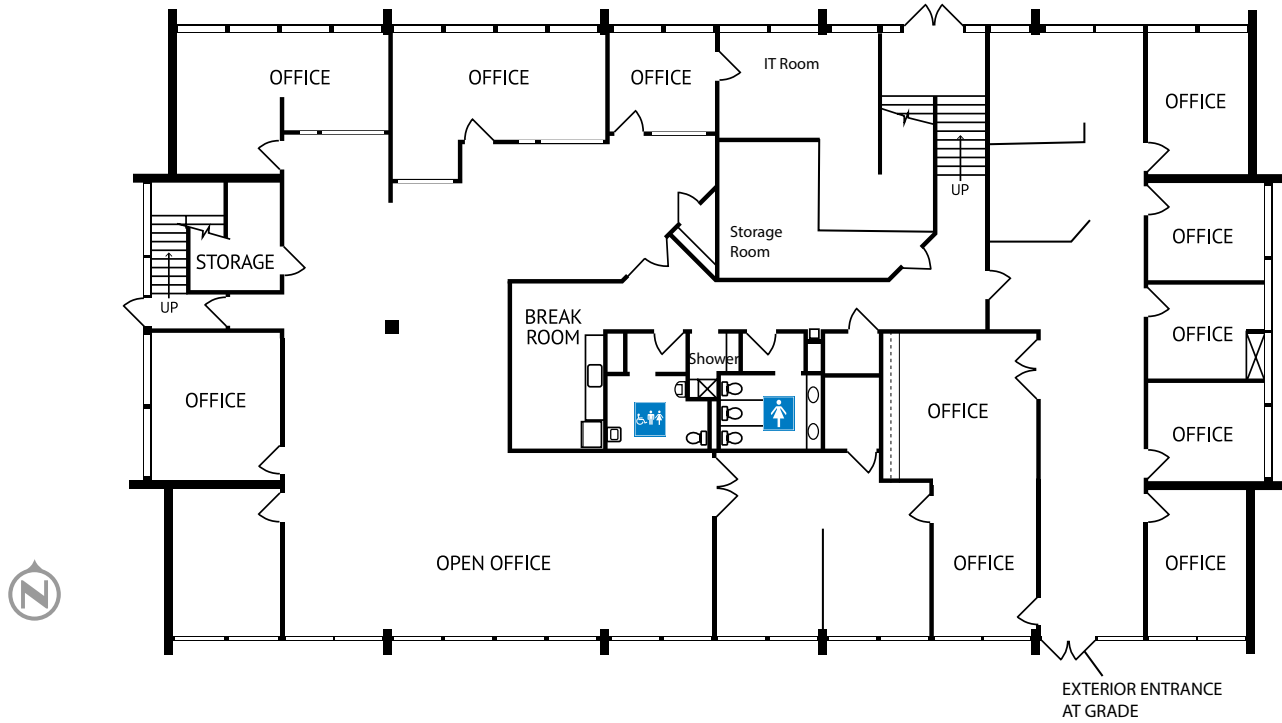
-  New exterior paint
-  Replaced all windows
-  New carpet and interior paint throughout
-  Chiller and Boiler replaced
-  Roof re-coated
-  Resurfaced Parking lot

# BUILDING HIGHLIGHTS

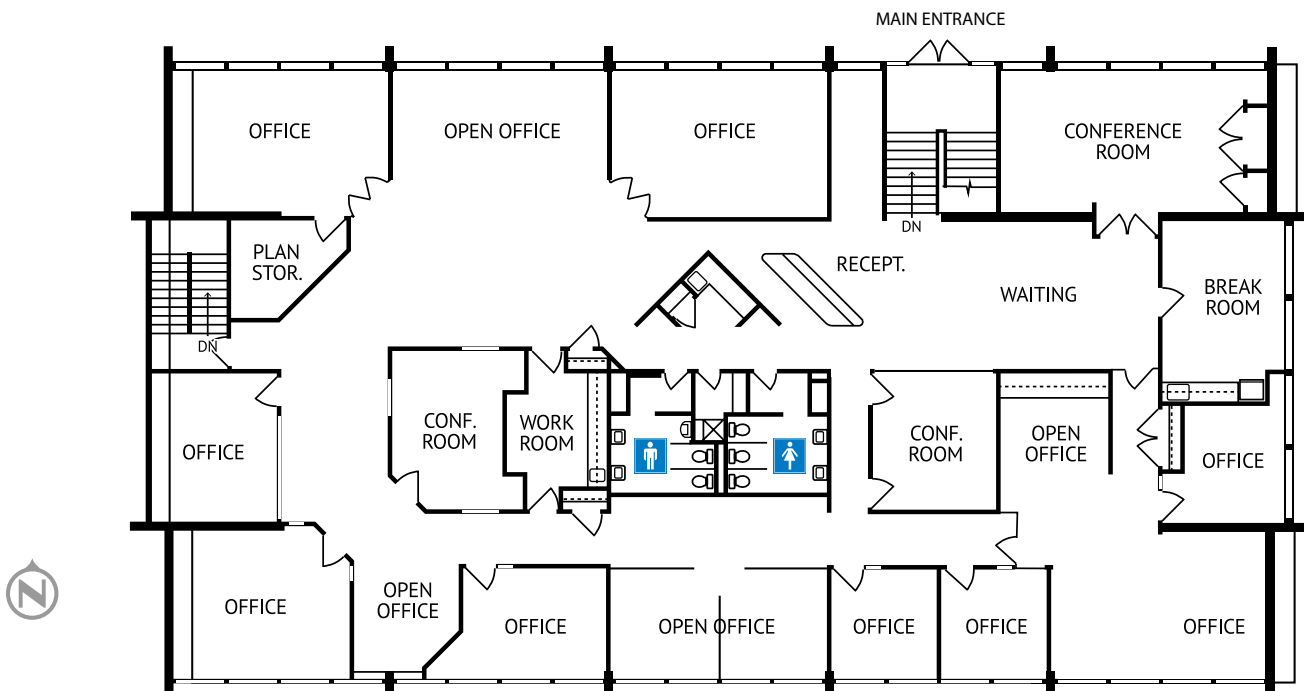
-  Easy Access to I-25 and Arapahoe Rd
-  Close Proximity to Retail/Restaurants
-  Upgraded Finishes
-  Ample Parking Space with 46 Surface Spaces
-  Abundance of Natural light
-  Heating and cooling includes 8 zones per floor
-  Most furniture can be included
-  Comcast set up in building
-  Monument signage visible to 20,325 cars per day

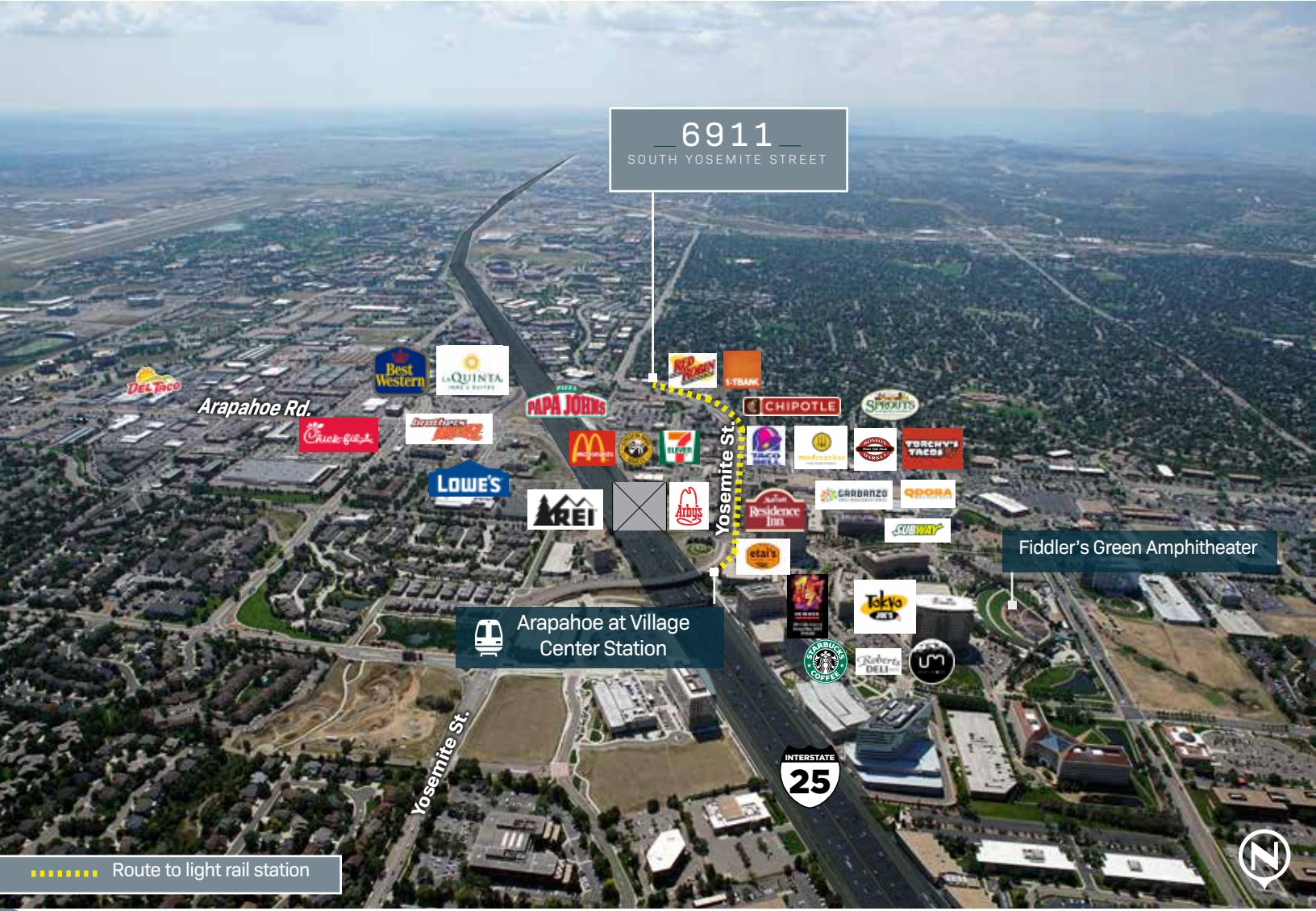


## FIRST FLOOR



## SECOND FLOOR





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SOUTH YOSEMITE STREET

Arapahoe Rd.

Yosemite St.

Arapahoe at Village Center Station

Fiddler's Green Amphitheater

Route to light rail station



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