

Contact: **R. Gail Hamilton, CCIM**

303-777-2007

CBD: 11th/Bannock - OFFICE CONDO END UNIT FOR LEASE 1,280 SF+ Bsmt = 1,680 Available.



LOCATION PREMIER!

128 W 11th Ave, Denver, CO 80204 (Unit 10), East End toward Broadway.
On the edge of the Central Business District, just South of Denver Art Museum, Denver City/County Municipal buildings, USPS, Denver Main Public Library, Civic Center Park, the State Capitol, public parking garages, buslines, etc.

SIGNAGE:

Your name here: Sign by the building entry door to unit on W 11th Ave.

LOT/ZONING:

1,280 sf. Zoning: D-GT. Many office and quasi-retail uses possible.

PARKING:

One dedicated parking space behind unit. Other: street and pay lots.

BUILDING:

10 office condo units. YOC: 1930; renovated, 2-story.

UNIT 10:

End unit : 1,280 SF + basement 400 sf = 1,680 sf. Lots of natural light.
Remodeled with great finishes. Efficient lay-out with reception, 3-4 offices,
2 restrooms (1 has large shower), full kitchen and 95% efficient HVAC.

LIVE-WORK:

Possible. **PURCHASE (future):** Possible right of 1st refusal to buy.

RATE:

~\$2,900/mo. ~\$27.00/sf based on 1,280 sq.ft. modified gross.

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Although the information contained herein has been obtained from sources believed to be reliable, there is no assurance or guarantee as to its accuracy, completeness or currency. Price, terms, and information are subject to change without notice.



INDIVIDUAL CERTIFIED COMMERCIAL INVESTMENT MEMBERS



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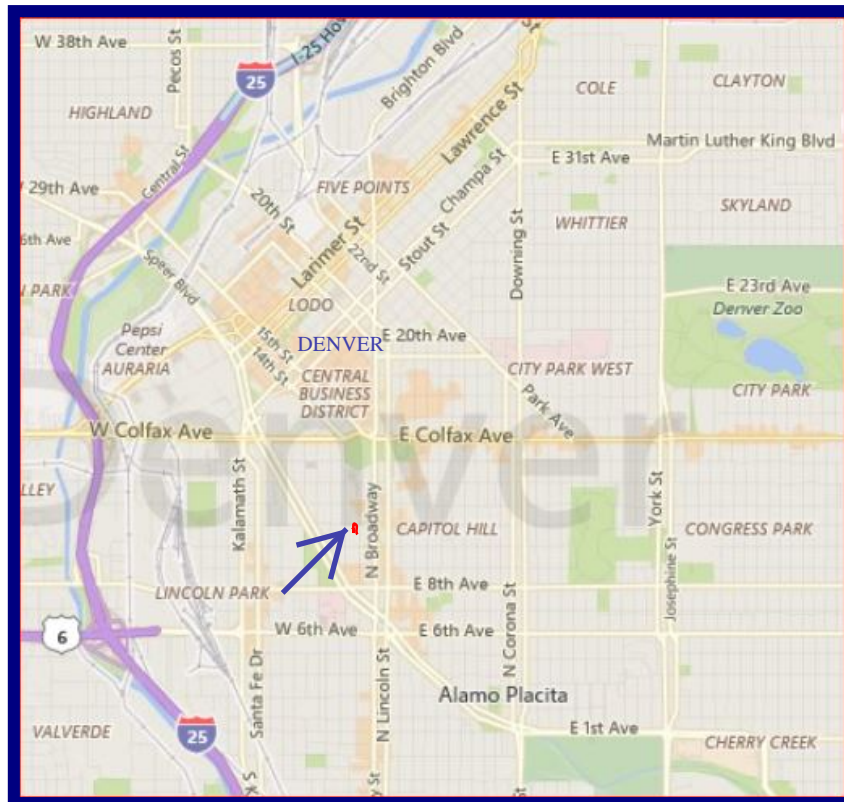
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