

Office For Lease
801 N. Kalamath St.
 Denver, Colorado



NAIShames Makovsky

Office For Lease
Free-Standing Office
 Central Location



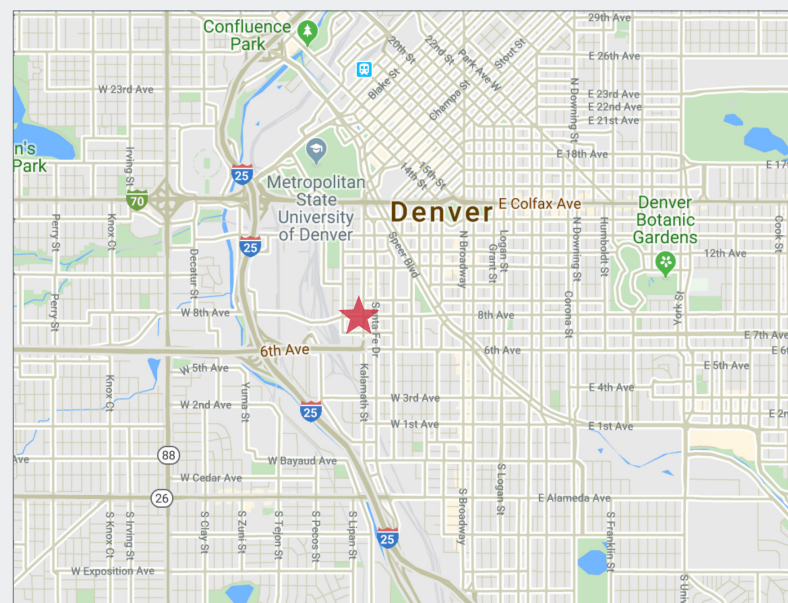
801 N. Kalamath Street

Denver, Colorado 80204

Traffic Counts

	Vehicles/Day
Kalamath Street @ 8th Avenue	19,000
8th Avenue @ Kalamath Street	37,000
Lipan Street @ 8th Avenue	10,000

*Source: LandVision



For more information:

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Property Overview

- Free-standing, two-story office building available for lease with optional furniture & fitness equipment
- Professional design with a flexible mix of open & private space and a large unfinished but functional basement
- Awesome second floor covered patio & outdoor work area
- Abundant off-street surface parking for employees & visitors
- Prominent position along Kalamath Street offers great exposure to high daily traffic volumes
- Easy, quick access to major arterials such as 6th Avenue, I-25, Speer Boulevard, & Santa Fe Drive
- Ranked a Walker's Paradise (90 Walk Score), Good Transit (68 Transit Score), Biker's Paradise (95 Bike Score)

Lease Rate: \$18.00/SF NNN

Property Facts

Above-Grade Office SF:	10,620 SF
Parking:	37 spaces
Year Built:	2000
NNN Estimates:	\$14.31/SF

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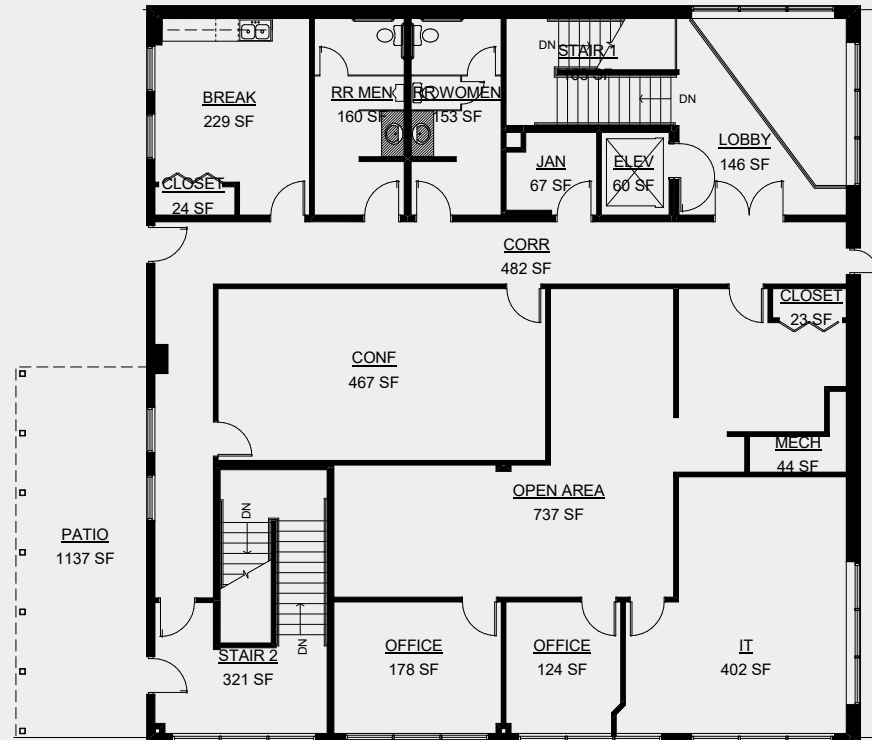
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Office For Lease
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2nd Floor



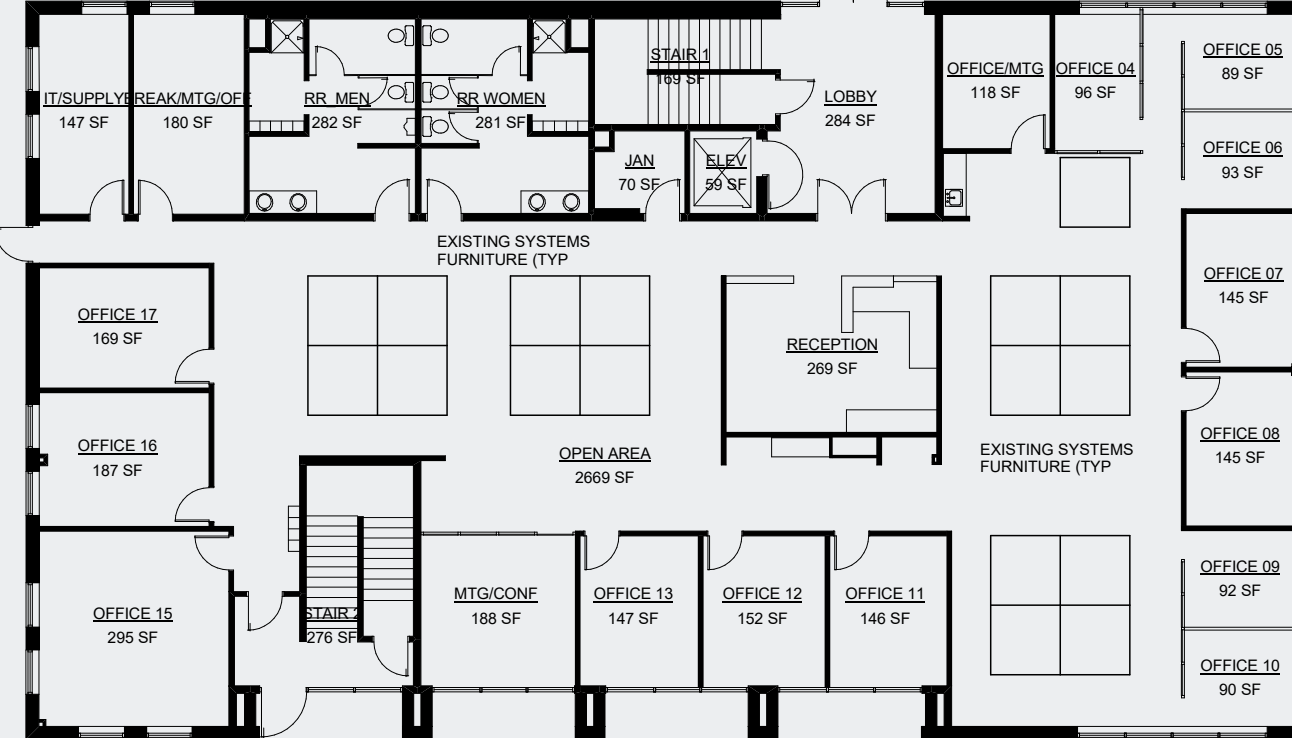
Property Square Footage

First Floor	6,838
Second Floor	3,782
Office Square Footage	10,620

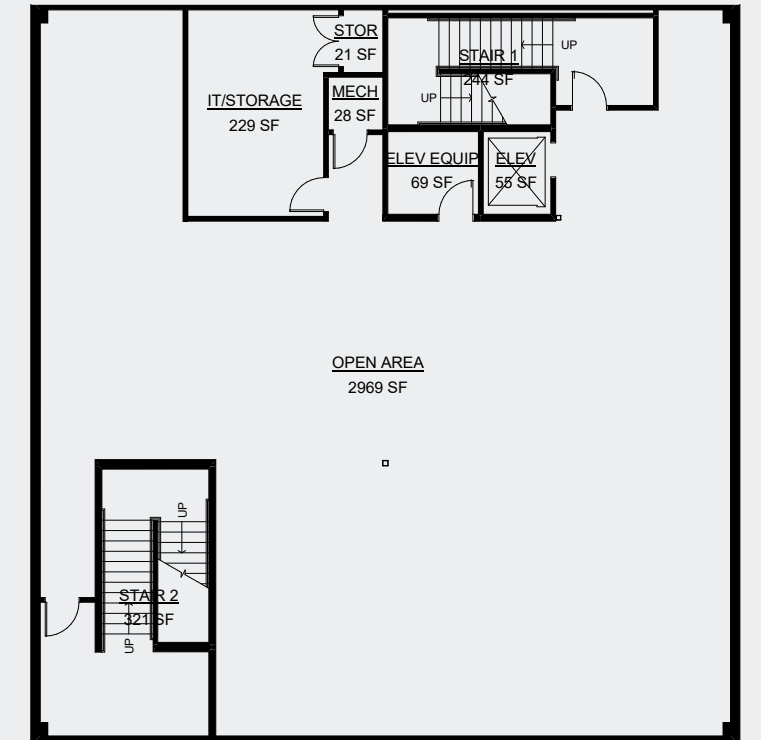
Additional Square Footage

Basement	3,782
Patio	1,137

1st Floor



Lower Level



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