



One Space Left!

LEASE RATE: \$11/SF MODIFIED GROSS

PROPERTY OVERVIEW

Available Space:	2,524 SF
Building Size:	5,048 SF
Lot Size:	15,967 SF

PROPERTY FEATURES

- **Layout Unit A:** 2,524 SF with a reception desk, open work area, 2 large private offices, kitchen, 2 private restrooms, and ground floor unit.

PROPERTY/AREA DETAILS

Located between Wadsworth & Kipling on W. 38th Ave., and just west of the Lutheran Medical Center, this small multi-tenant building currently offers one suite available for lease. This property offers a great location near the Lutheran Medical Center, abundant off-street parking (26 spaces) and signage along W. 38th Avenue is available. Tenant pays for Xcel, internet & cable.

For more information, please contact:

PAUL NORA

Advisor

303.962.9575

PNora@PinnacleREA.com

KIANNA STARIN

Associate Advisor

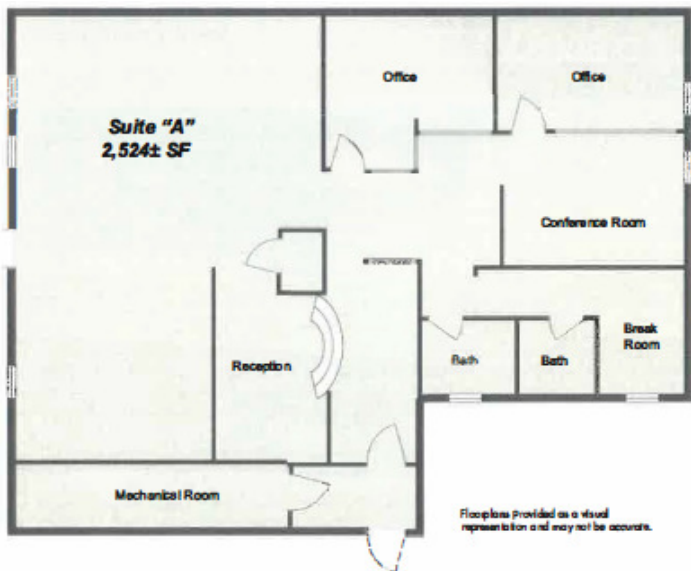
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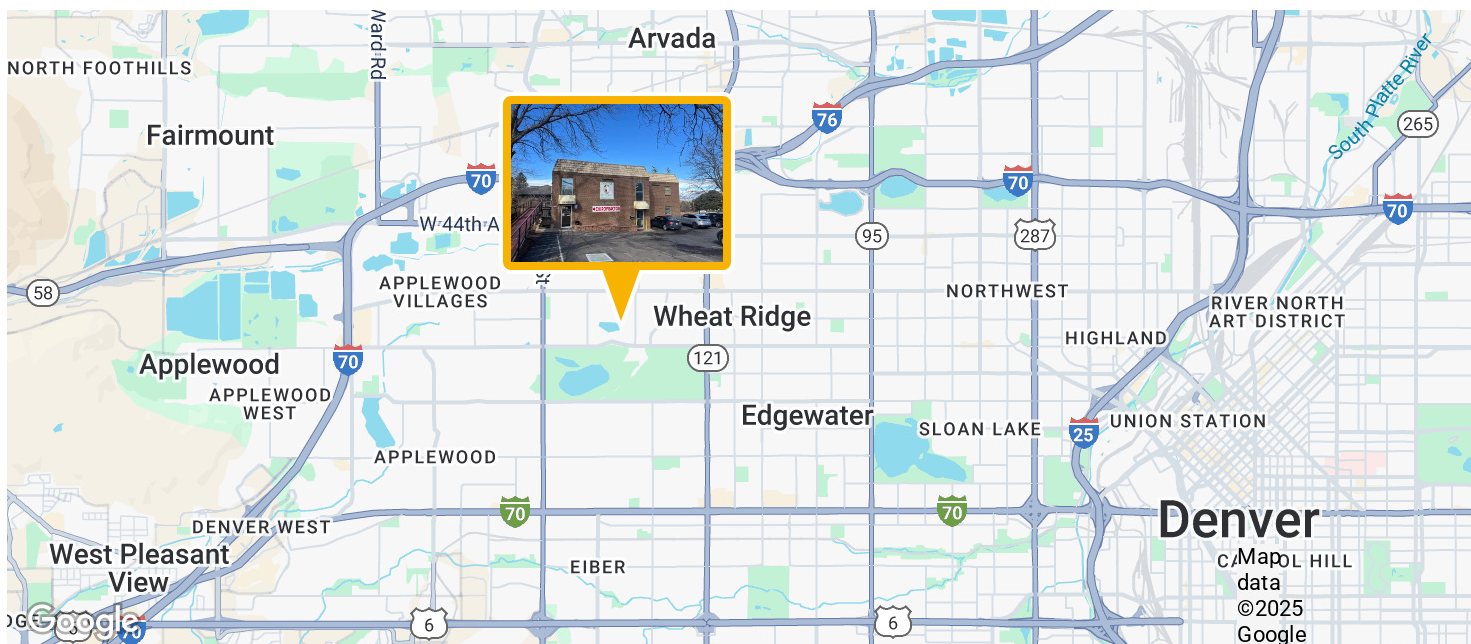
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