



5100 W 38th Ave

5100 W 38th Ave, Denver, CO 80212



Terri Lux
Solux Properties
100 Marland Rd S, Colorado Springs, CO 80906
terrilux100@gmail.com
(719) 339-7640



5100 W 38th Ave

\$28.00 /SF/YR

Awesome location one block from the busy intersection of W 38th Ave and Sheridan. Large parking lot in rear of space, huge signage in place, open space on main level, storage in basement.
Many different possible uses....

- Heavy traffic day and night on 38th and Sheridan/ Easy access from 38th and Zenobia
- 8 dedicated parking spaces in back and additional street parking
- Large 8' pole sign facing 38th Ave
- Flexible use including retail, office, medical
- 24 hour access with security system
- ADA compliant with ramp access



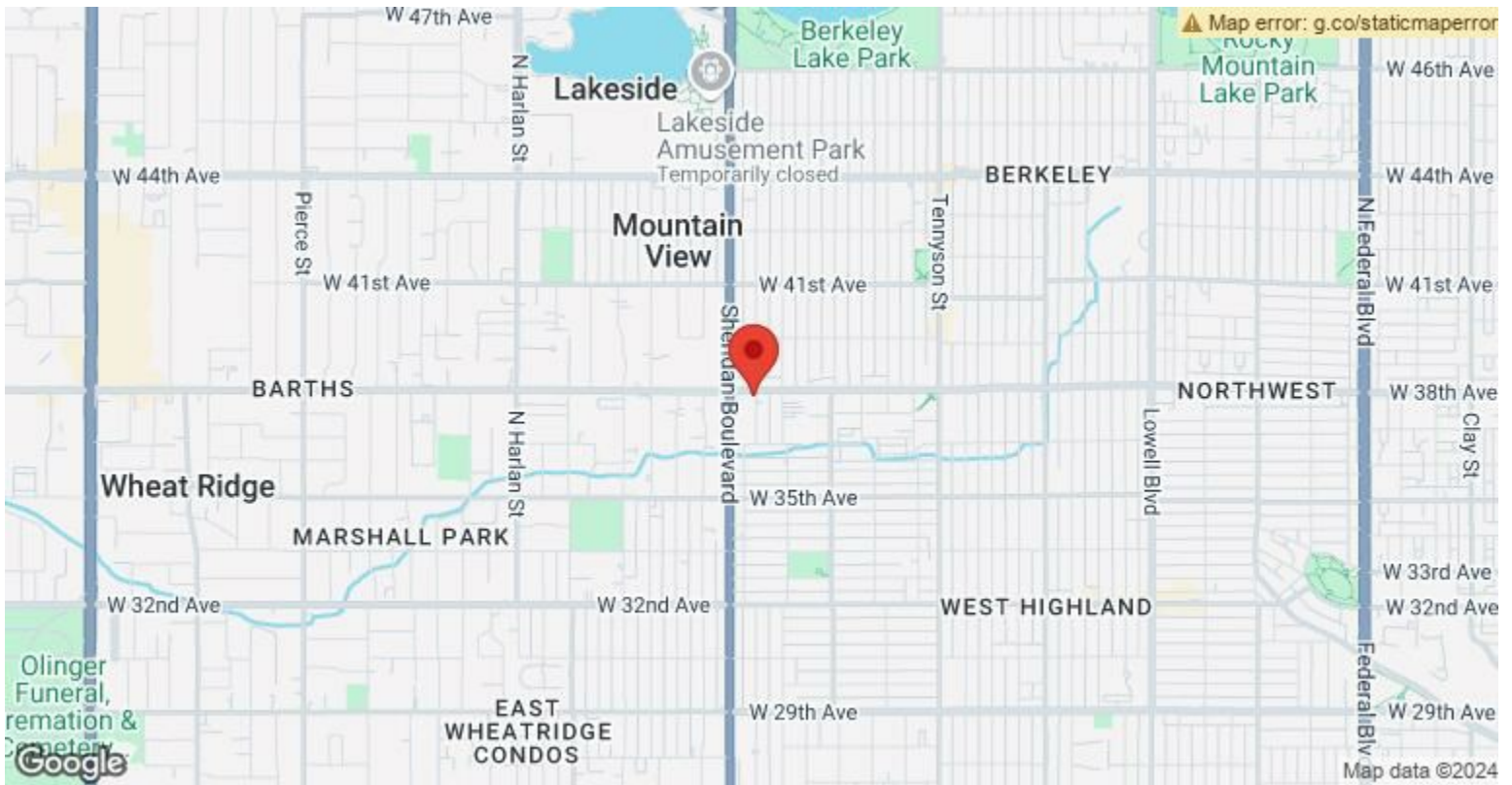
Rental Rate:	\$28.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	1,231 SF
Year Built:	1942
Walk Score ®:	88 (Very Walkable)
Transit Score ®:	37 (Some Transit)
Rental Rate Mo:	\$2.33 /SF/MO

1st Floor

1

Space Available	1,231 SF
Rental Rate	\$28.00 /SF/YR
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Fabulous location with tons of traffic. Easy access to parking lot with 7-8 spaces. Huge lighted sign with great visibility. Flexible space with many possible uses.



5100 W 38th Ave, Denver, CO 80212

Awesome location one block from the busy intersection of W 38th Ave and Sheridan. Large parking lot in rear of space, huge signage in place, open space on main level, storage in basement. Many different possible uses.

Property Photos



busy busy



side of building

Property Photos



Property Photos



Interior Photo



Aerial

Property Photos



Interior Photo



Interior Photo

Property Photos



Interior Photo



Interior Photo

Property Photos



Building Photo



Interior Photo

Property Photos



Interior Photo



Interior Photo