

**8326 QUIVAS WAY
DENVER, CO 80221**



OFFICE FOR LEASE



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Lot SF	12,483 SF
Building SF	2,579 SF (Including finished basement)
Year Built	1964
Space Type	Office Space/ Flexible
Zoning	C-0
Parking	Paved Fits Roughly 15 vehicles
Condition	Remodeled
Jurisdiction	Adams County

SUMMARY

Excellent opportunity to lease a well-positioned **office space** in a **highly convenient** and **accessible location**. Situated on a **corner lot near Pecos St. and 84th Ave**, this property offers great visibility and easy access to the highway, making it ideal for a variety of professional or small business uses. The surrounding area features numerous shops, restaurants, and everyday amenities. The main level includes a **spacious reception area, private office spaces**, and a **convenient kitchenette**, creating a welcoming and functional environment for clients and staff. The finished basement provides additional flexibility with a **full kitchen, ample open work space**, perfect for team collaboration, additional offices, or operational use. With its accessible location and versatile layout, this property is well-suited for businesses looking for both functionality and convenience.



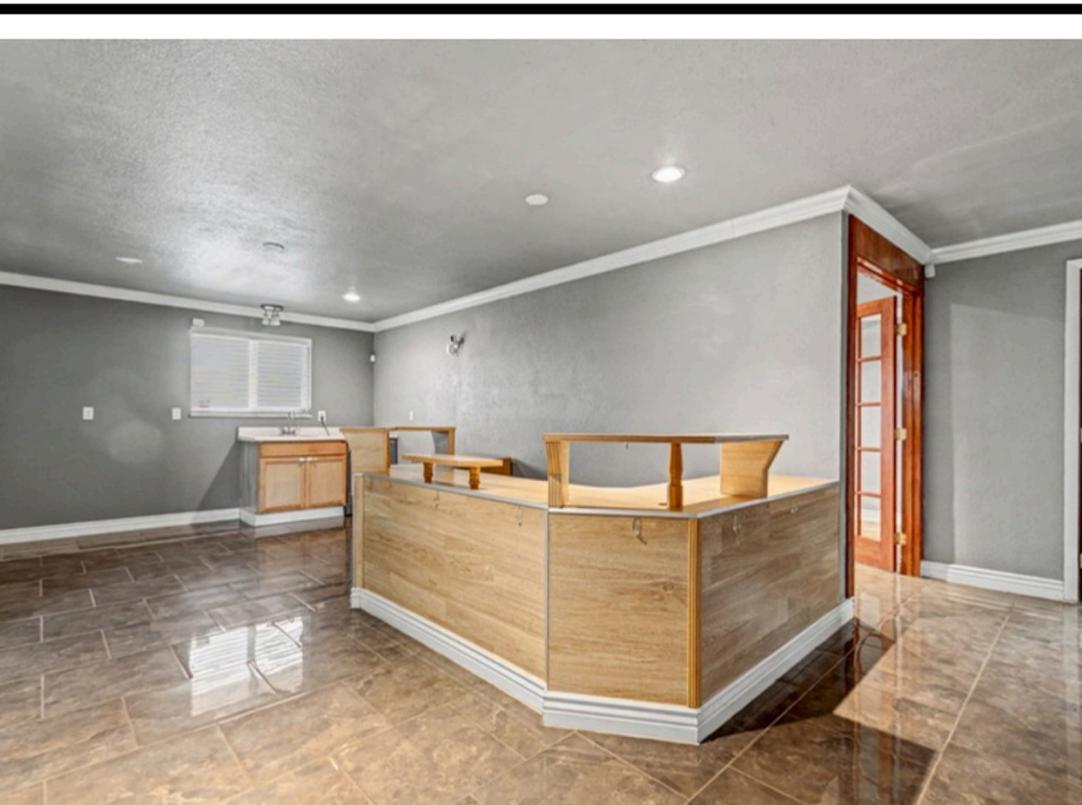
Corner lot near Pecos & 84th Ave

Property Highlights

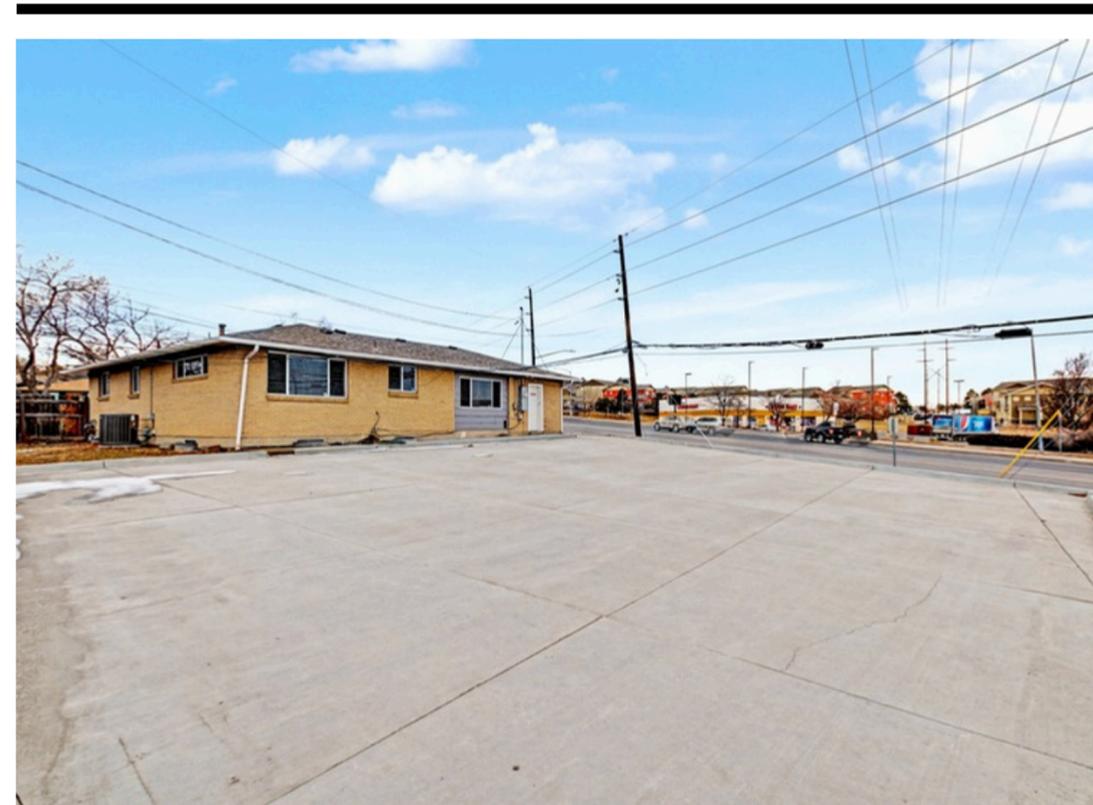
- Corner lot location near Pecos & 84th Ave
- Large paved lot with parking in the front and back
- Spacious reception area for clients and visitors
- Multiple private office spaces
- Kitchenette on the main level
- Finished basement with additional workspace
- Full kitchen
- Flexible layout suitable for a variety of business uses



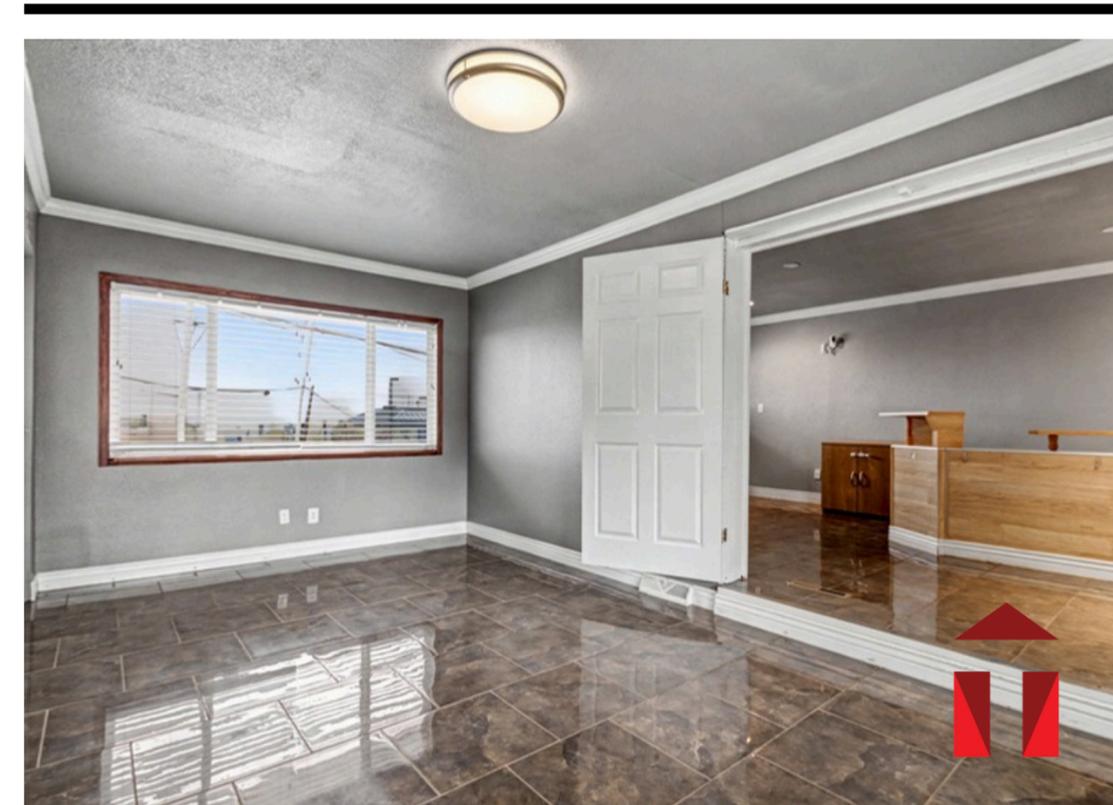
Office & Kitchenette Space



Large Paved Lot



Open Space & Private Offices









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