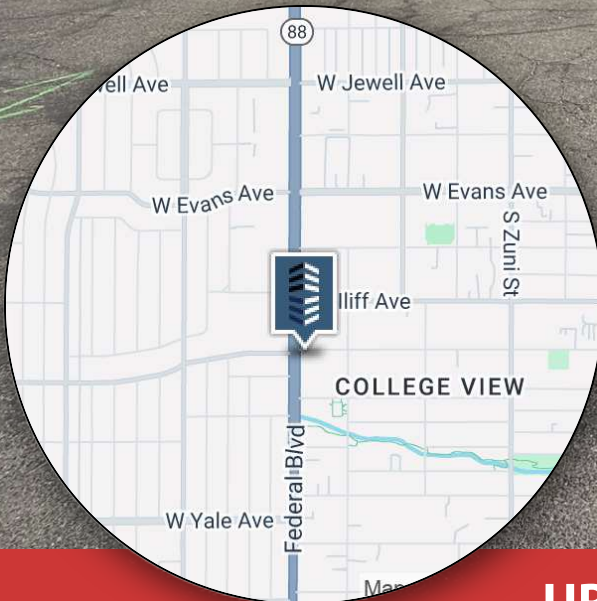




FOR LEASE

1,508 In-Line Retail On S Federal
2412 South Federal Boulevard | Denver, CO 80219

RATE REDUCED!



UPDATED SPACE DIRECTLY ON S FEDERAL

CONTACT:

EARL DUFFY

SENIOR BROKER ASSOCIATE
303.968.4929
eduffy@uniqueprop.com

GREG KNOTT

EXECUTIVE VICE PRESIDENT
303.521.3648
gknott@uniqueprop.com

UNIQUE PROPERTIES
400 S. BROADWAY
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889
WWW.UNIQUEPROP.COM



OFFERING SUMMARY

Available SF:	1,508 SF
Lease Rate:	<u>\$20/SF</u> \$25.00 SF/yr (NNN)
Est. NNN:	\$7.20/SF
Zoning:	S-MX-3
Year Built:	1957
City/County:	Denver/Denver

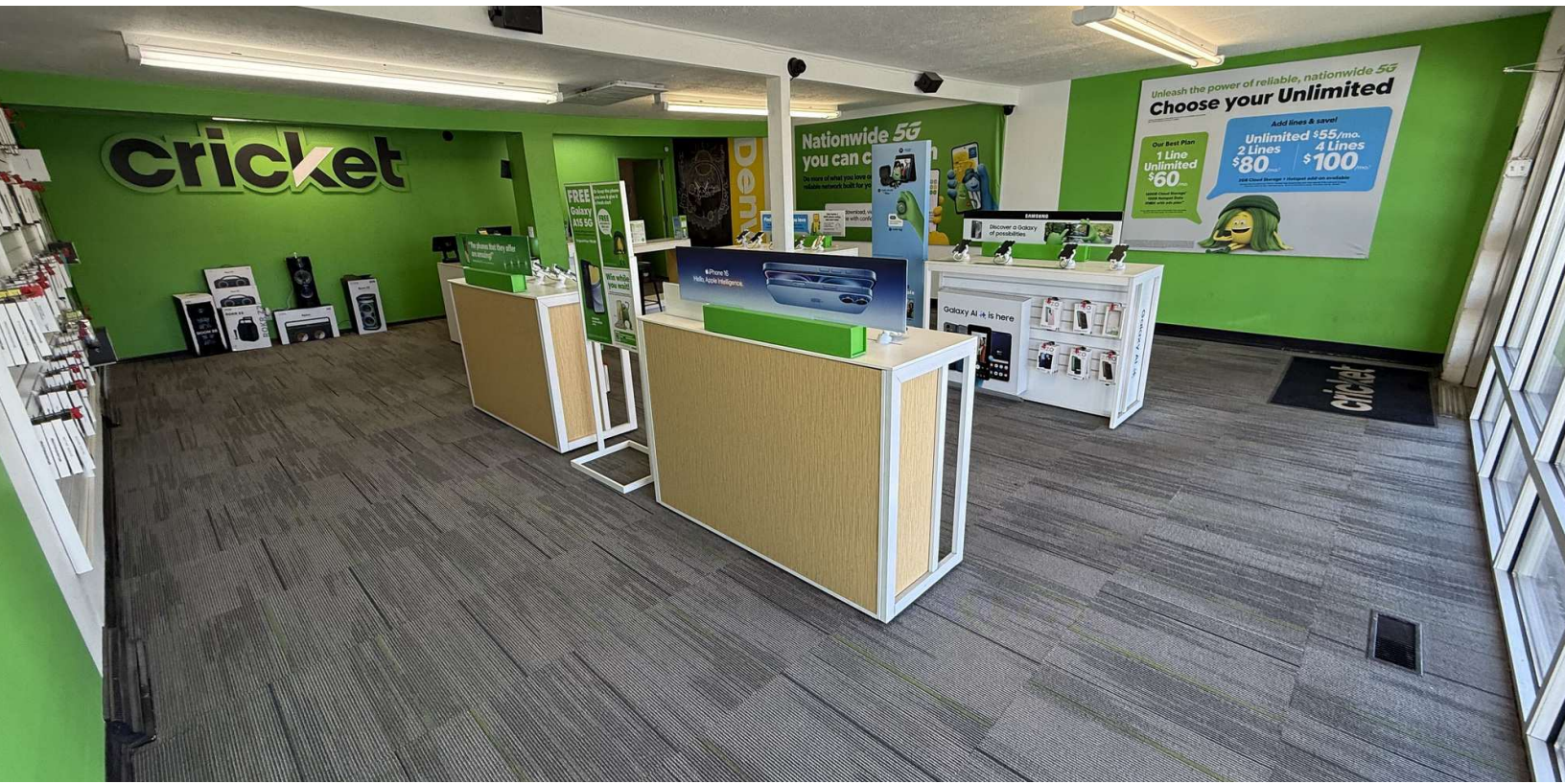
PROPERTY OVERVIEW

Prime 1,508 SF in-line retail space available directly on S Federal Blvd, offering excellent visibility and accessibility. Formerly a Cricket Wireless store, the space features floor-to-ceiling windows, a spacious main retail floor, a rear employee area, and a stock/storage area. Convenient parking is available in front, and the property is located directly on the S Federal bus line for easy customer access.

Great opportunity for retail or service-based businesses. Call Earl for details.

PROPERTY HIGHLIGHTS

- Floor to Ceiling Windows
- Main Retail Floor, Employee & Stock Area
- Parking in Front
- Directly on S Federal Blvd - Right in, Right out
- Signage Available





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