

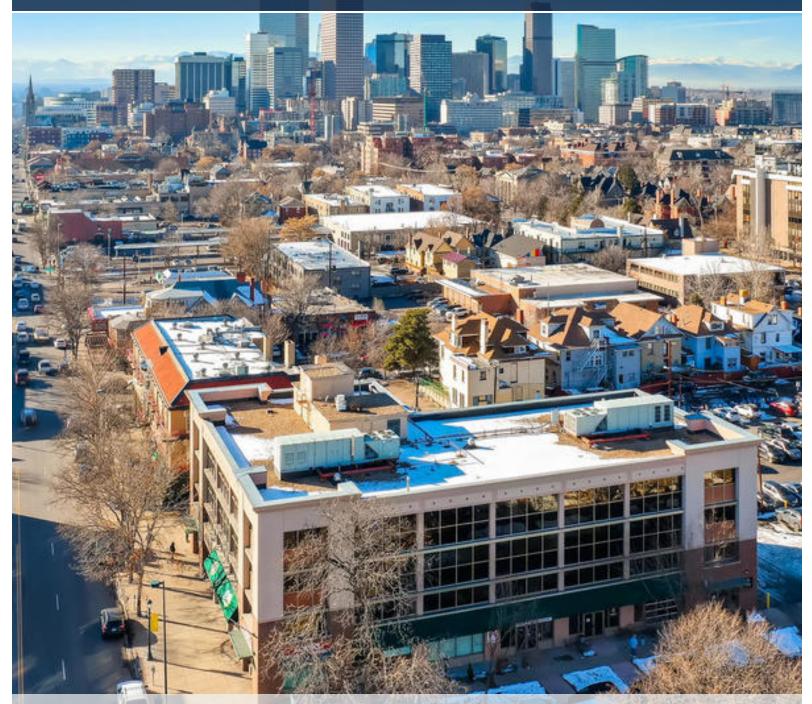


MARKETING MATERIAL

38,524 SF SQUARE FEET

0.86
ACRE LOT

1966 YEAR BUILT \$21.00 - 23.00 SF/YR (GROSS) LEASE RATE



1245 E COLFAX AVENUE - OFFICE SPACE FOR LEASE

OFFERED BY:

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EXECUTIVE SUMMARY



LEASE RATE \$21.00 - 23.00 SF/YR

OFFERING SUMMARY

Available SF: 1,940 SF

\$21.00 - 23.00 SF/yr Lease Rate:

(Gross)

Lot Size: 0.86 Acres

Year Built: 1966

Building Size: 38,524 SF

Zoning: C-MS-5

Market: Denver

Submarket: Capitol Hill

PROPERTY OVERVIEW

The Upper Colfax Business Centre is a multi-tenant, mixed-use office and retail building located at 1245 E. Colfax Avenue just 1 mile east of Downtown Denver. This well maintained property has been renovated throughout with upgrades to suites, common areas and restrooms and provides great Administrative or Medical office space for tenants that want to be near Denver's Central Business District at a really affordable lease rate. The property features off-street paid surface and underground parking, a coffee shop and restaurant on-site, local ownership and property management, and a really unique and urban setting on the continually evolving and redeveloping Colfax Avenue, Denver's most prominent and well known thoroughfare.

PROPERTY HIGHLIGHTS

- Great Access to Downtown, Cherry Creek, State Capitol, I-25 and I-70, St. Joseph Hospital and Presbyterian/St. Luke's Medical Center
- · Off-Street Paid Parking Available Surface and Underground
- Public Transportation on the RTD 15 and 15L





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ADDITIONAL PHOTOS





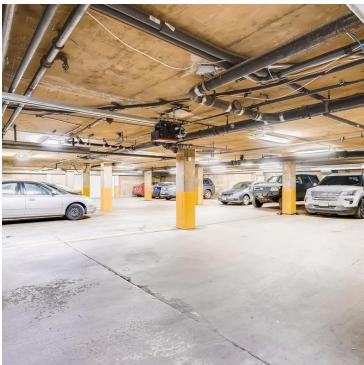




ADDITIONAL PHOTOS









LOCATION MAPS

