



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:

BRIAN MCKERNAN
Senior Broker Associate
720.881.6337

bmckernan@uniqueprop.com

SCOTT FISCHER
Senior Broker Associate
303.512.1158

sfischer@uniqueprop.com

400 S. Broadway
Denver, CO 80209

EXECUTIVE SUMMARY



LEASE RATE **\$21.00 - 23.00 SF/YR**

OFFERING SUMMARY

Available SF:	1,940 SF
Lease Rate:	\$21.00 - 23.00 SF/yr (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

Brian McKernan
Senior Broker Associate
720.881.6337
bmckernan@uniqueprop.com

Scott Fischer
Senior Broker Associate
303.512.1158
sfischer@uniqueprop.com



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAPS

