



Available: 1,860 SF - 9,297 SF of Office Space
LEASE RATE: \$32.00/SF BASE YEAR FSG

PROPERTY OVERVIEW

Expenses:	Base year
Building Type:	Office
Year Built:	1964/Renovated 2024
Building Size:	13,343 SF
Space Available:	Unit A - 2,562 SF
	Unit C - 2,674 SF
	Unit D - 2,201 SF
	Unit L - Contact Broker
	23 Surface spaces

Onsite Parking:

Additional Parking:
There are 33 surface spaces to the south of the property. These spaces are not owned by the landlord. There is 24/7 non-metered parking available on Josephine Street adjacent to the property on the east side.

For more information, please contact:

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PROPERTY FEATURES

- Incredible location near the University of Denver and Denver's Washington Park neighborhood at the intersection of University and I-25
- Highly visible signage/ branding available visible from University and I-25
- Rare commercial space availability in very tight submarket
- New façade, lobby, restrooms, and parking lot as of 2024
- Close walk to DU light rail station
- High visibility office with 40k cars per day



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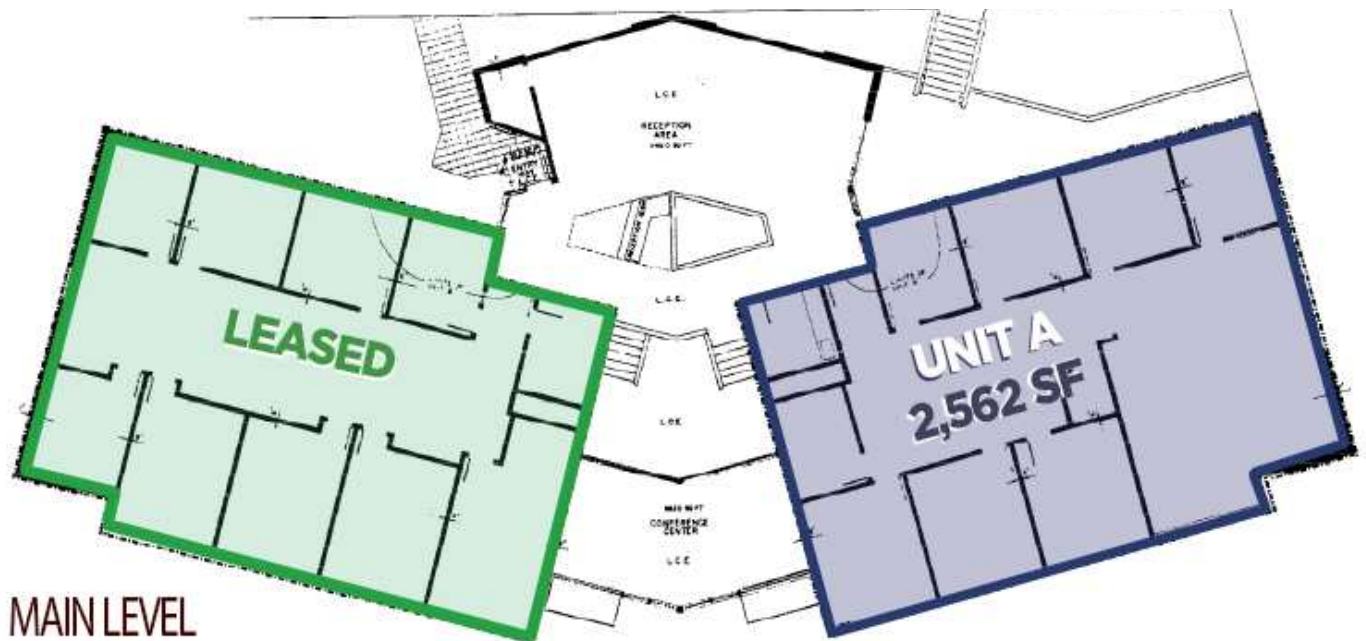
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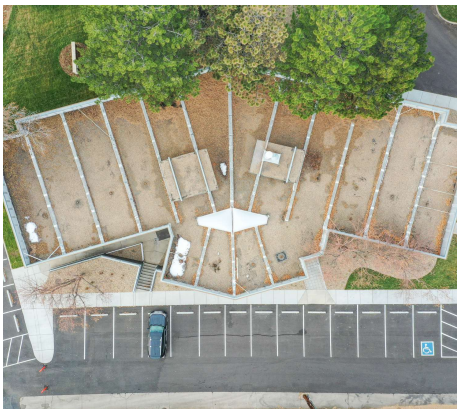
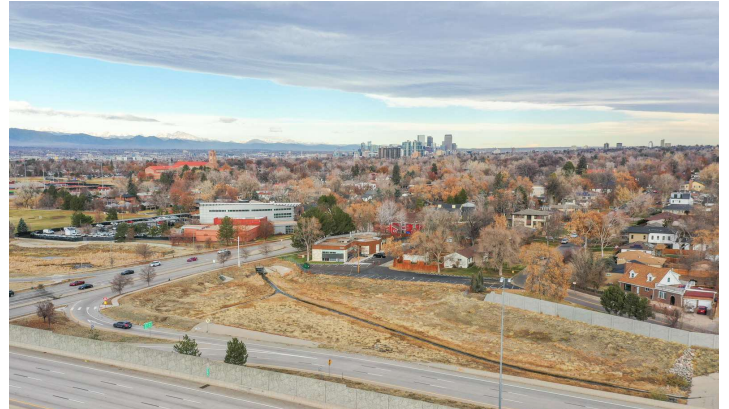
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