

# 4347 E. Colfax

Denver, CO 80220

## FOR LEASE

**NAI** Shames Makovsky **AVAILABLE**  
**SOLOMON STARK**  
**303-534-5005**

### Freestanding Flex Building w/ Fenced Yard

#### Property Overview

- Freestanding flex building with large fenced yard ready and available for a variety of commercial uses including office, industrial and retail, due to the versatile U-MS-5 zoning.
- Great accessibility and visibility - The property is located on Colfax and is Just 3 blocks from Colorado Blvd giving great access to public transportation for customers and/or employees.
- 8 Off-street parking spots in addition to a paved, fenced yard, as well as street parking
- Two (2) 10' Drive-in doors

**Lease Rate : \$18.00/SF NNN**



#### Property Facts

Building Size	3,853 SF
Lot Size	14,898 SF
Zoning	U-MS-5
Occupancy	Immediate
NNN Est.	\$7.63/SF

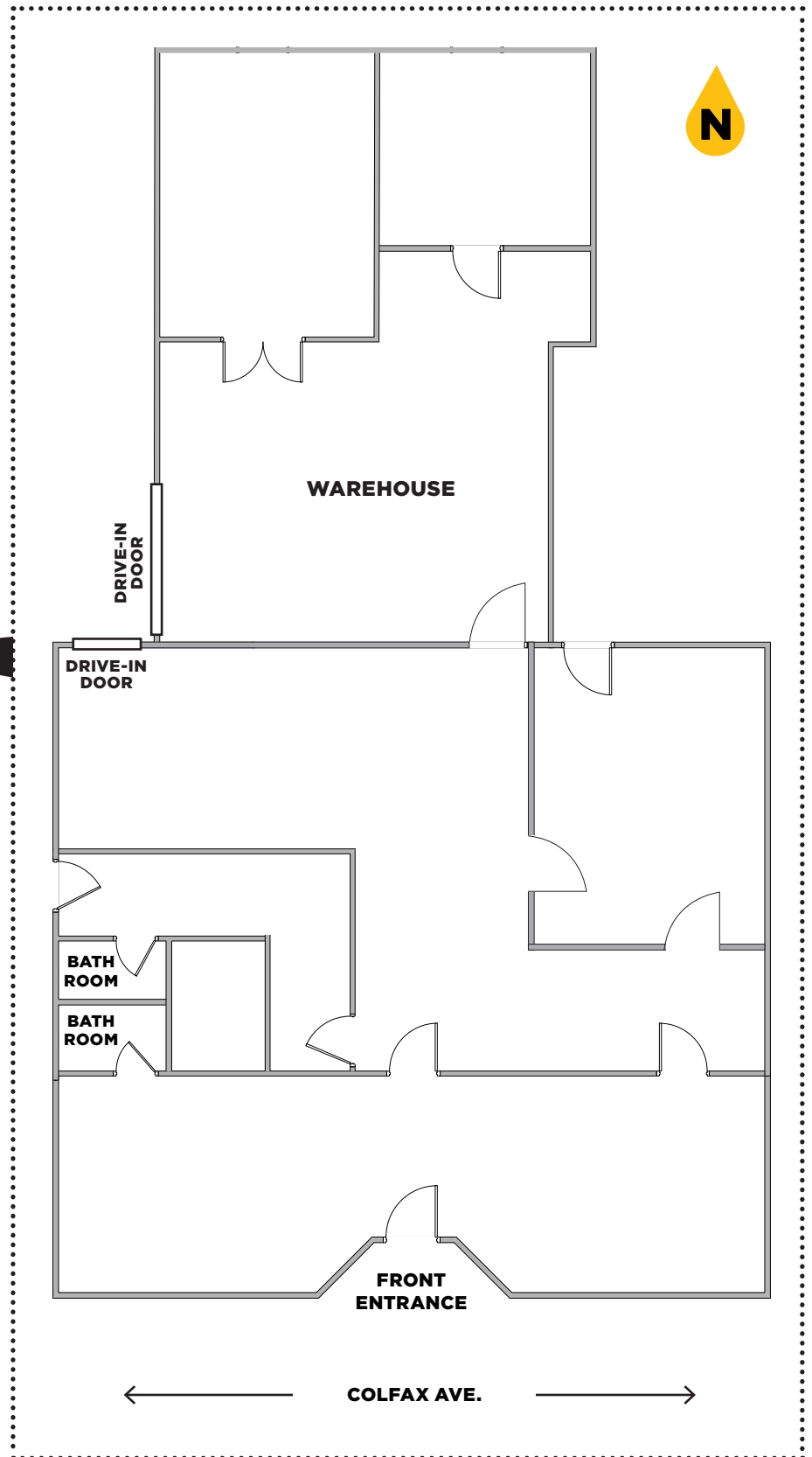
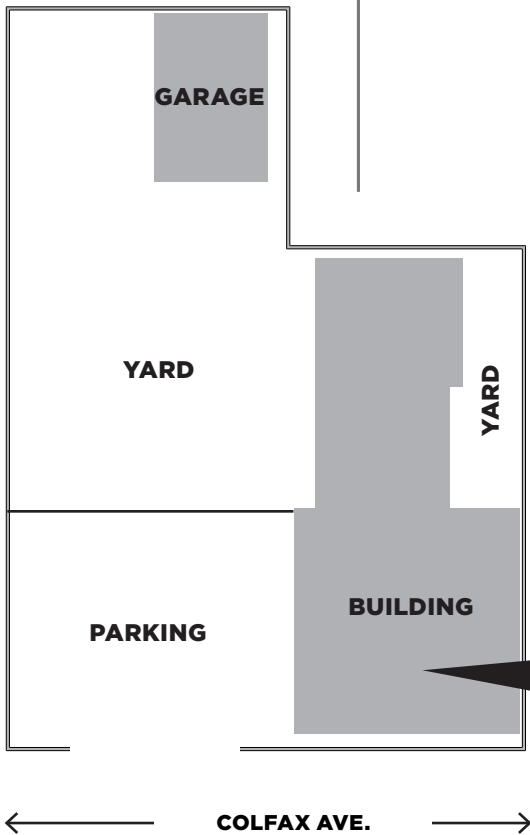
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(303) 565 3032

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**PARKING LOT**



**YARD**



**DEMOGRAPHICS**

	1 MI	3 MI	5 MI
CURRENT POPULATION	25,073	216,663	500,688
2029 POPULATION (Est.)	25,077	219,752	509,592
AVG. HH INCOME	\$125,201	\$116,800	110,819
DAYTIME EMPLOYEES	15,135	192,481	415,449

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