



## OFFICE / SHOWROOM SPACE FOR LEASE IN PRIME LOCATION

**1 S KALAMATH ST**  
DENVER, CO 80223

### Property Features

- Fully Furnished & Move-In Ready
- Easy Access to I-25
- Close Proximity to Downtown
- Recently Renovated Office Space
- Building Signage Available
- Capabilities for Retail / Showroom Use
- Ample Parking
- Dock High Loading if Needed

For more information:



(Lead)

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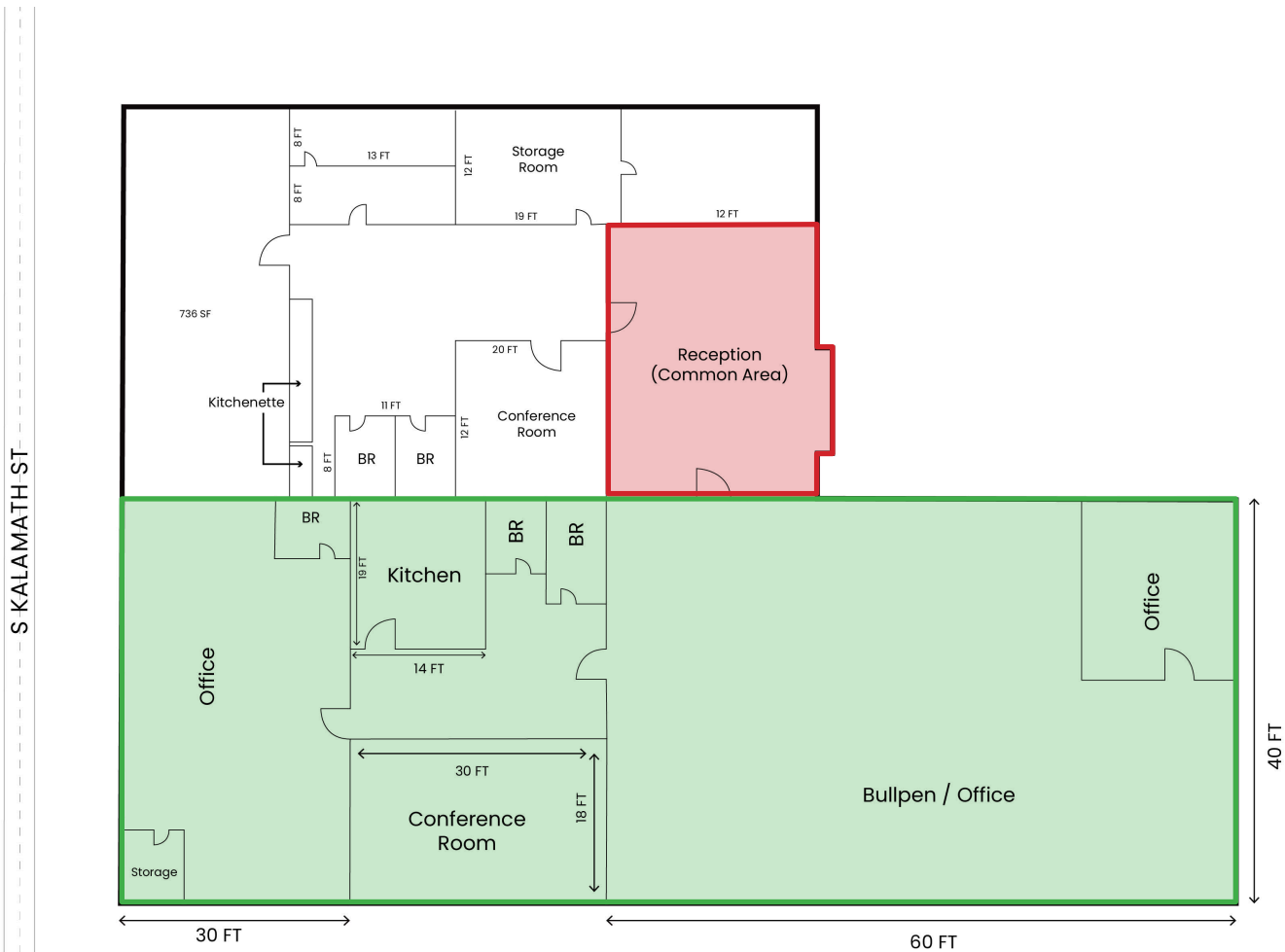
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### Property Summary

<b>Lease Rate:</b>	\$20 SF / NNN
<b>NNN:</b>	Estimated at \$10.25/SF (2025)
<b>Available SF:</b>	4,930 SF
<b>Total Building SF:</b>	7,531 SF
<b>Lot Size:</b>	20,000 SF (0.46 AC)
<b>Property Type:</b>	Office / Showroom
<b>Zoning:</b>	I-A
<b>County:</b>	Denver
<b>Parking:</b>	22 Dedicated Spaces + Street
<b>Year of Construction:</b>	1957
<b>Number of Stories:</b>	One (1)



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\*\*ALL MEASUREMENTS SHOWN ABOVE ARE APPROXIMATE





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