

OWNER USER BUILDING FOR SALE OR LEASE

2825 N. SPEER BLVD. Denver, CO 80221



[Virtual Tour](#)
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Property Overview

- Building Size: 8,179 SF
- Site Size: .41 Acres (17,860 SF)
- Parking: 18 Spaces, 6 covered
- Zoning: B-4, UO1/UO2
- Incredible Denver skyline views
- Excellent Central Location...quick access to Downtown/LoDo, LoHi, Highlands, and Jefferson Park
- Interior has been demoed and is ready for buildout
- Building Signage Available

Sale Price: \$3.5M (\$427/SF)

Lease Rate: Negotiable



VANWEST
PARTNERS

Jay Johnson

303-886-2913

Jay@VanWestPartners.com

Forrest Bassett

303-625-9820

Forrest@VanWestPartners.com

RENDERINGS/PHOTOS



Outdoor Break Area

Atrium/2nd Floor



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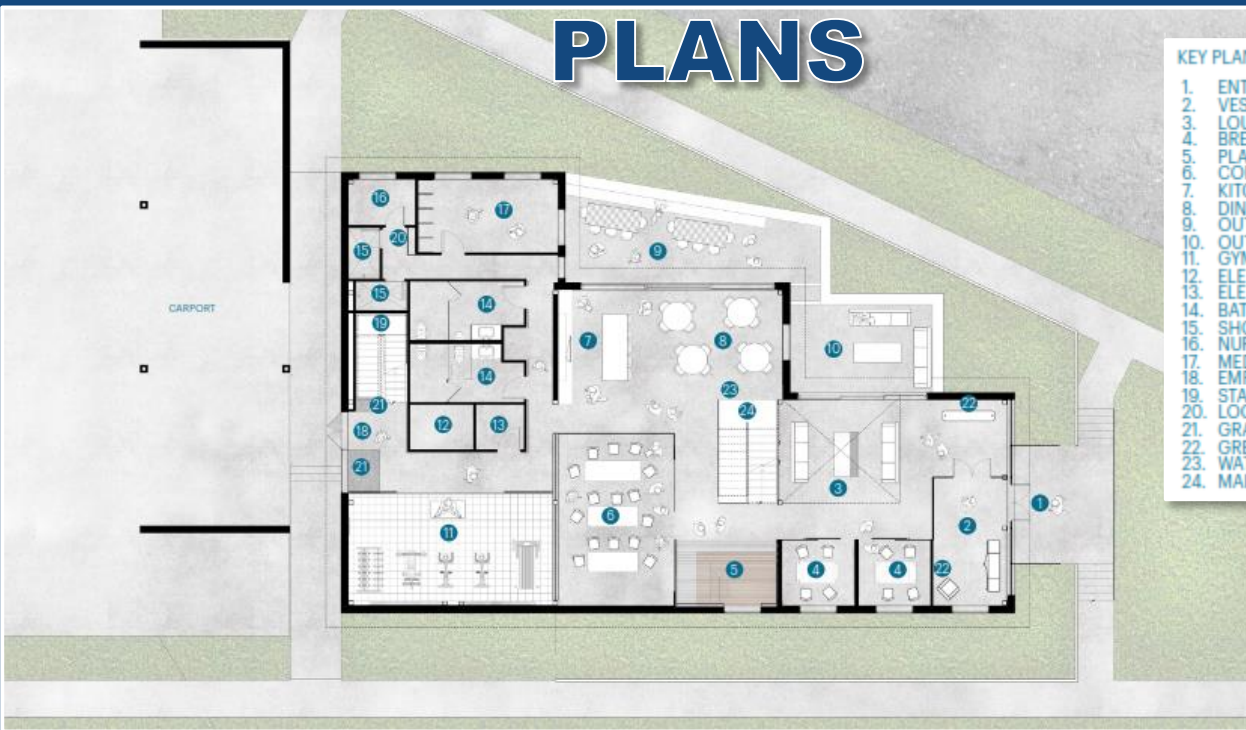
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1830 S Bannock St. Suite 200 | Denver, CO 80223

HYPOTHETICAL FLOOR PLANS



- KEY PLAN**
1. ENTRY
 2. VESTIBULE
 3. LOUNGE
 4. BREAK OUT ROOM
 5. PLATFORM
 6. CONFERENCE
 7. KITCHEN
 8. DINING
 9. OUTDOOR DINING
 10. OUTDOOR LOUNGE
 11. GYM
 12. ELEV.
 13. ELEV. MACHINE
 14. BATH
 15. SHOWER
 16. NURSING
 17. MEDIA
 18. EMPLOYEE ENTRY
 19. STAIR
 20. LOCKERS
 21. GRAVEL GARDEN
 22. GREEN WALL
 23. WATER FEATURE
 24. MAIN STAIR



- KEY PLAN**
1. EMPLOYEE STAIR
 2. ELEV.
 3. ELEV. MACHINE
 4. HOT DESKS
 5. COLLAB. PANELS
 6. BATH
 7. STORAGE
 8. HR/ACCOUNTING
 9. LOUNGE
 10. OFFICE
 11. WORKSTATIONS
 12. PRINT STATION
 13. BOOTH
 14. REC ROOM
 15. BALCONY
 16. MAIN STAIR

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MAP OVERVIEW



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