



FLEXIBLE OFFICE FOR LEASE

Full Building Or Suite Options

1721 N Emerson St | Denver, CO 80218



1,000-4,144 SF Available

CONTACT:

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UNIQUE PROPERTIES

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OFFERING SUMMARY

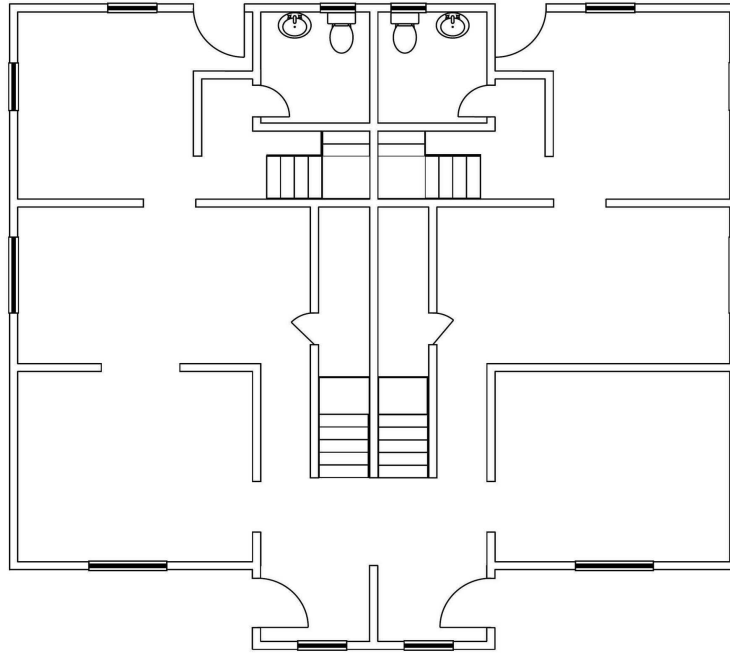
Available SF:	1,000-4,144 SF
Lease Rate:	\$21 - 22 SF/yr (MG)
ADA Access:	No
Total Building Size:	4,144 SF
Building Class:	C
Year Built:	1933
Zoning:	G-RO-5
Market:	Capitol Hill
Sub Market:	Midtown

PROPERTY HIGHLIGHTS

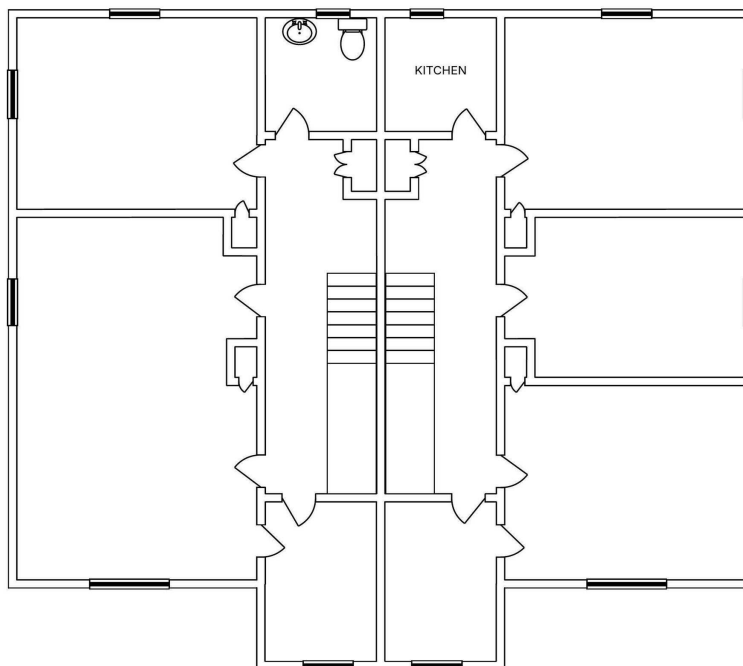
- 1st floor OR 2nd floor options available; entire building of 4,144 SF considered.
- Affordable lease rates of just \$21-22/SF plus utilities
- 1st floor has up to six separate rooms and/or conference rooms, with two restrooms and access to the 2nd floor kitchenette
- 2nd floor has a large conference room, three large offices, two small offices, single restroom, kitchenette and breakroom.
- Great for professional, wellness, creative and general office uses.
- 24/7 access available
- Ample on-street parking with no parking meters
- Historic "duplex" building with lots of character and natural light.
- Do not disturb the building owner; shown by appointment only.

FLEXIBLE LEASING OPTIONS: FULL BUILDING (UP TO ±4,144 SF)

1st Floor



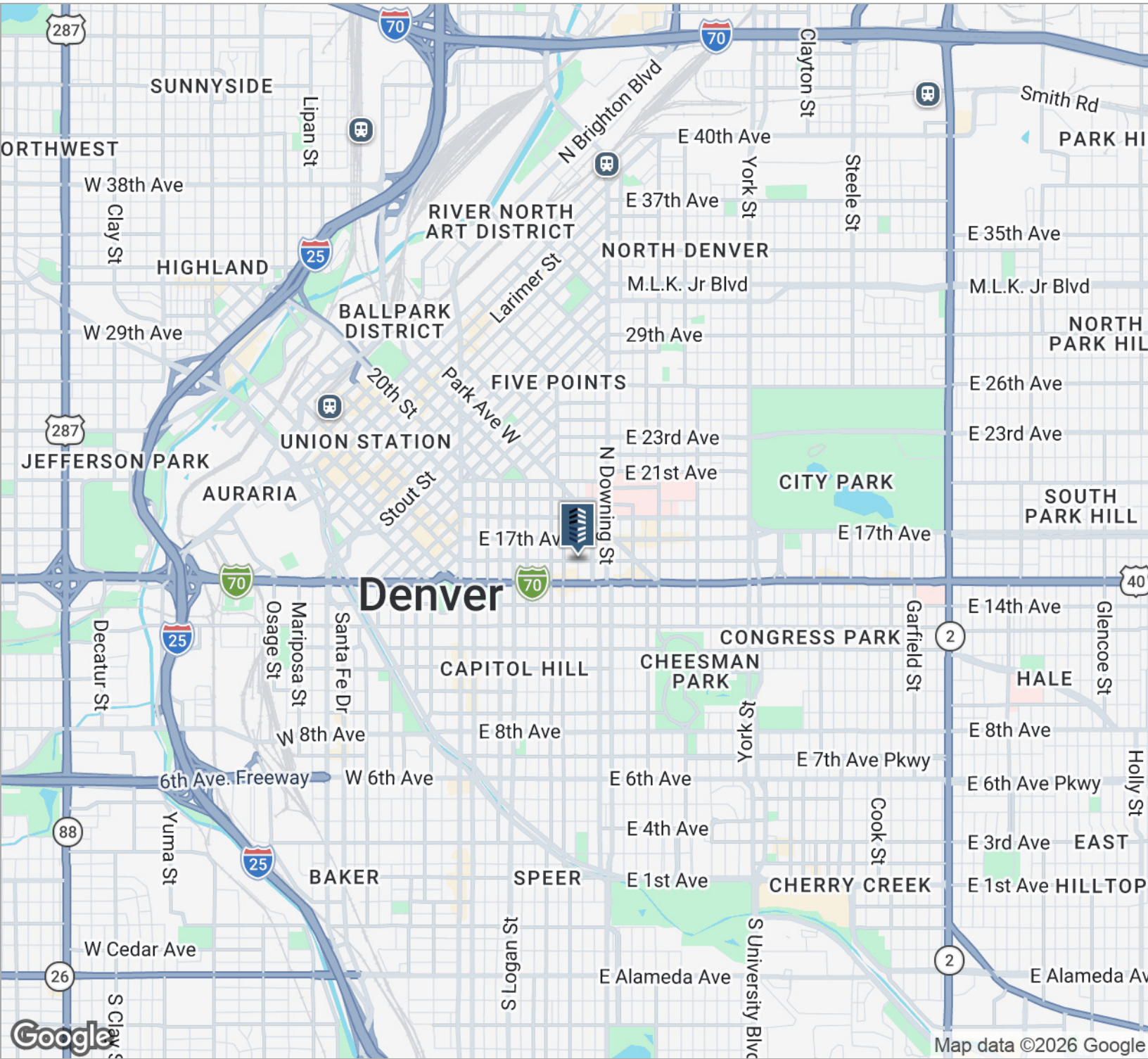
2nd Floor



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