

1025 Acoma St

SALE or LEASE

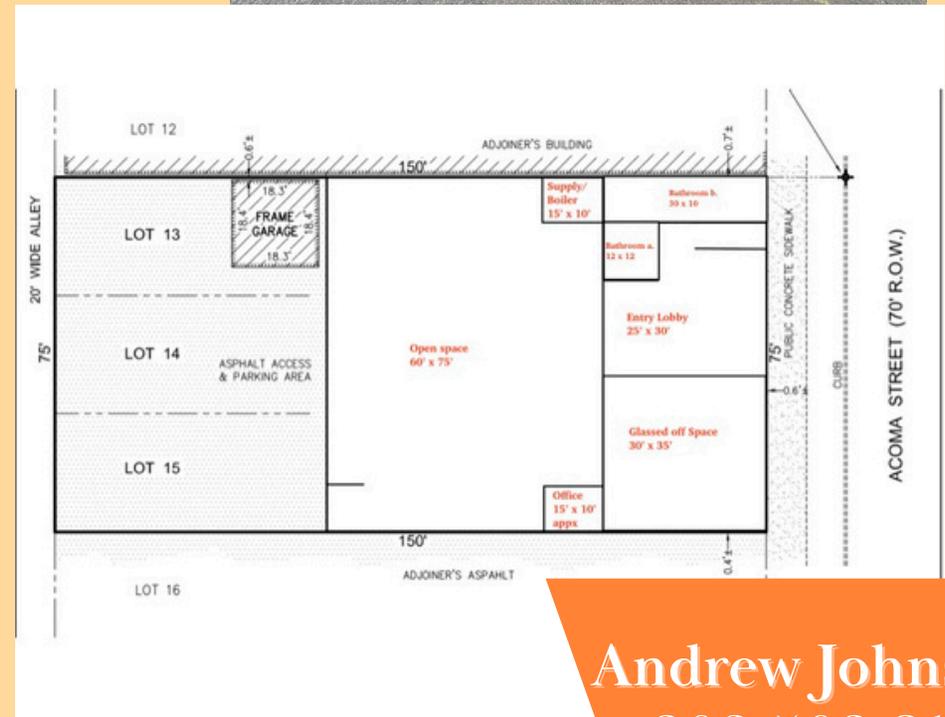


Sale Price \$3,500,000

- D-GT - Denver Golden Triangle, which allows for height and density
- 6,626 Sq/ft Building
- 11,250 Sq/ft Lot

Lease ProForma

- Rent \$18 Sq/ft
- NNN \$11.50 Sq/ft



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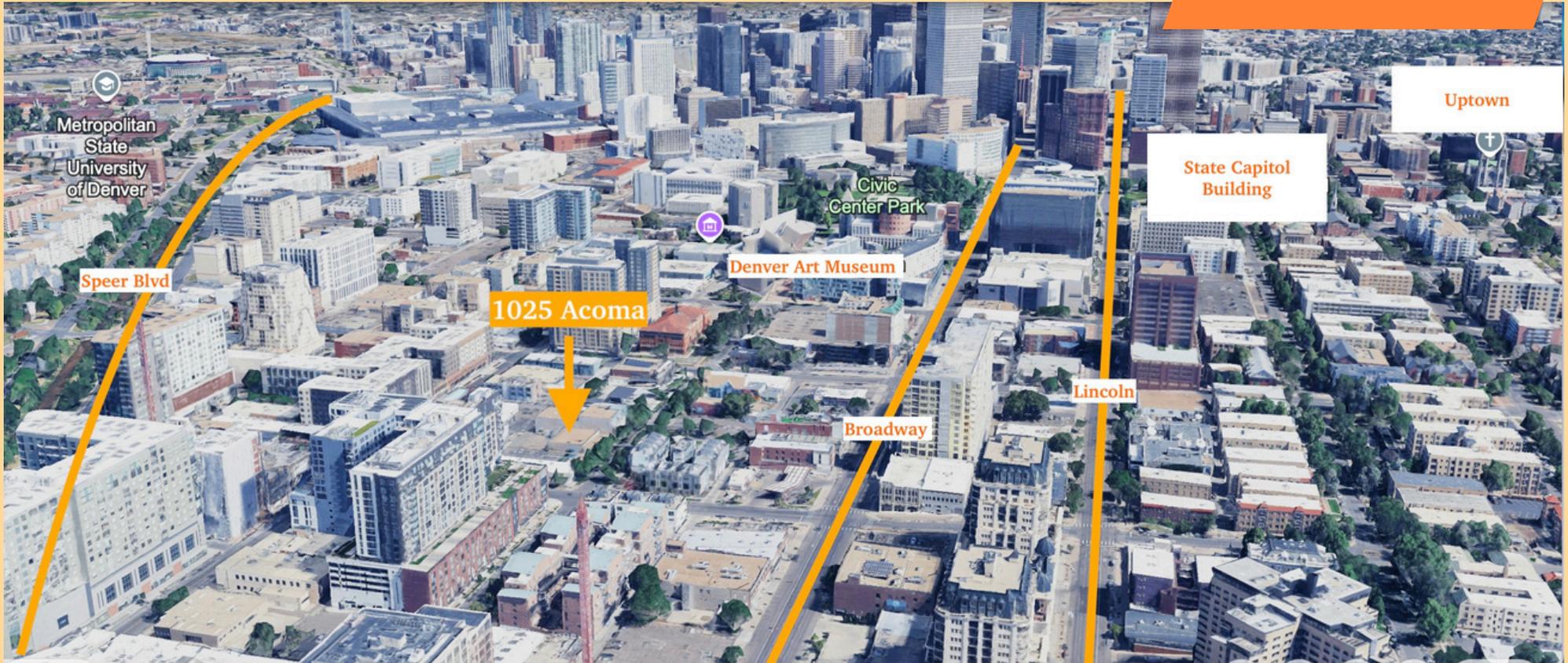
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- Urban Surroundings
 - Restaurants
 - Retail
 - Apartments
 - Walk Score® (97)
 - Bike Score® (98)

- Easy, fast access to corridors:
 - Broadway
 - Colfax
 - Speer Blvd
 - I-25
 - 6th Avenue

- Neighborhoods
 - Broadway
 - Baker
 - Cap Hill
 - Uptown

The recipients are advised the sender and MY Denver Real Estate. are not qualified to provide, and have not been contracted to provide, legal, financial, or tax advice, and that any such advice regarding any investment by the recipients must be obtained from the recipients' attorney, accountant, or tax professional. Nothing in this email shall be deemed the offering of legal, accounting, finance, investment, or other advice

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Separate or Combined Space

- Front Portion 2100 Sq/ft
 - Acoma Facing Retail
 - Waiting Area
 - Offices
 - Showroom



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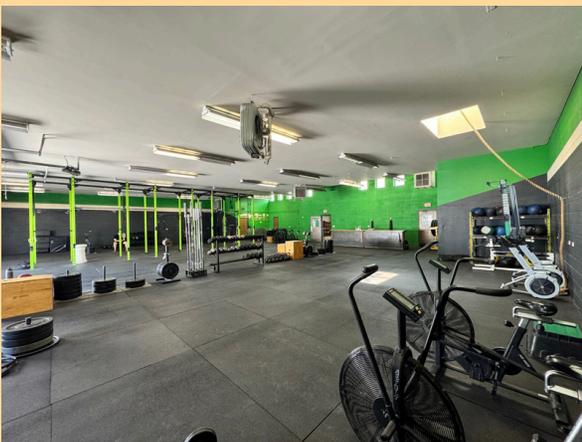
Separate or Combined Space

- 12' Ceilings
- 10' on-grade drive in garage door
- 10' Clear height
- 12 - Spot parking lot
- 2 - Car Garage



- Storage
- Workshop
- Gym

- Beer Garden
- Staging and so much more.



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