



## **PROPERTY OVERVIEW**

- Functional office space with terrific window lines and natural light
- Efficient floor plan with a healthy mix of open and office space
- 800 SF dry storage facility / garage on site with a short term leaseback
- Parking or outdoor storage available
- Call for offers on October 10, 2025
- Available as a part of an assemblage:
  CLICK HERE

**SF - Building** 3,440 SF

**SF - Land** 12.500 SF

**Zoning** I-MX-3

**Taxes** \$18,984

**FOR SALE** \$950,000



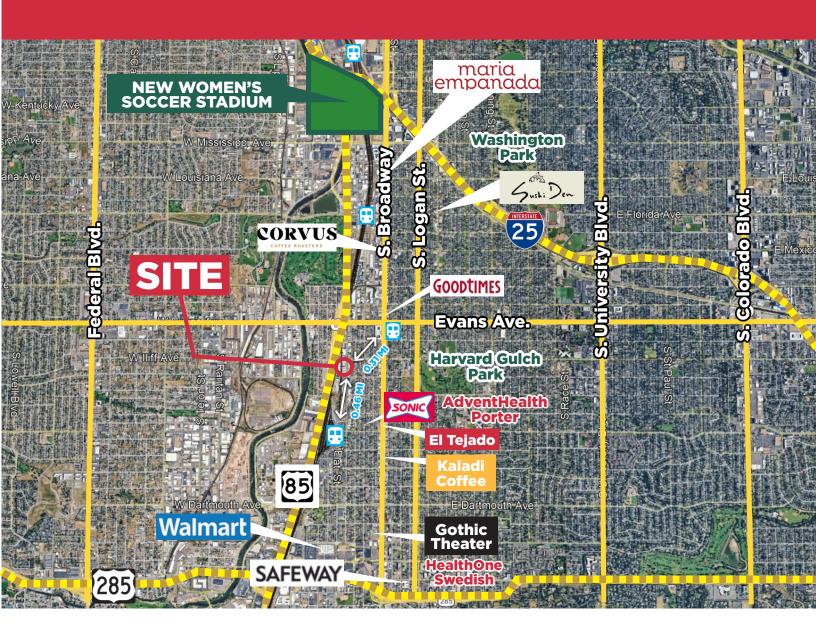
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DEN	<b>10GI</b>	RAPI	HICS

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	11,396	150,996	434,962
Households	5,223	64,078	197,936
Avg HH Income	\$129,942	\$112,480	\$106,170