

## OFFICE FOR LEASE

1280 Kalamath St., Denver, CO 80204



**LEASE RATE**  
\$21.46/SF NNN  
(\$3,570/Month)



**EST NNN**  
\$7.72/SF  
(\$1,284/Month)



**SPACE AVAIL.**  
1,996 SF



**ZONING**  
U-RH-2.5

### SUMMARY

Discover a newly renovated 1,996 SF office space at 1280 Kalamath Street, located on the corner of 13th Avenue and Kalamath Street. This highly visible building sees about 8,000 cars pass by each day and offers the convenience of dedicated parking. With quick access to I-25, Speer Boulevard, and many of Denver's major roads, the property is the perfect fit for a small business or operator looking for a central, accessible, and professional office location.

### HIGHLIGHTS

- Renovated Office
- Off Street Parking
- Brick Construction
- Quick access to I25 and other major roads

### NORTHPEAK TEAM

**DREW WILLIAMS**

Advisor

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**KEVIN CALAME**

Principal

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**NORTHPEAK**<sup>®</sup>  
COMMERCIAL ADVISORS

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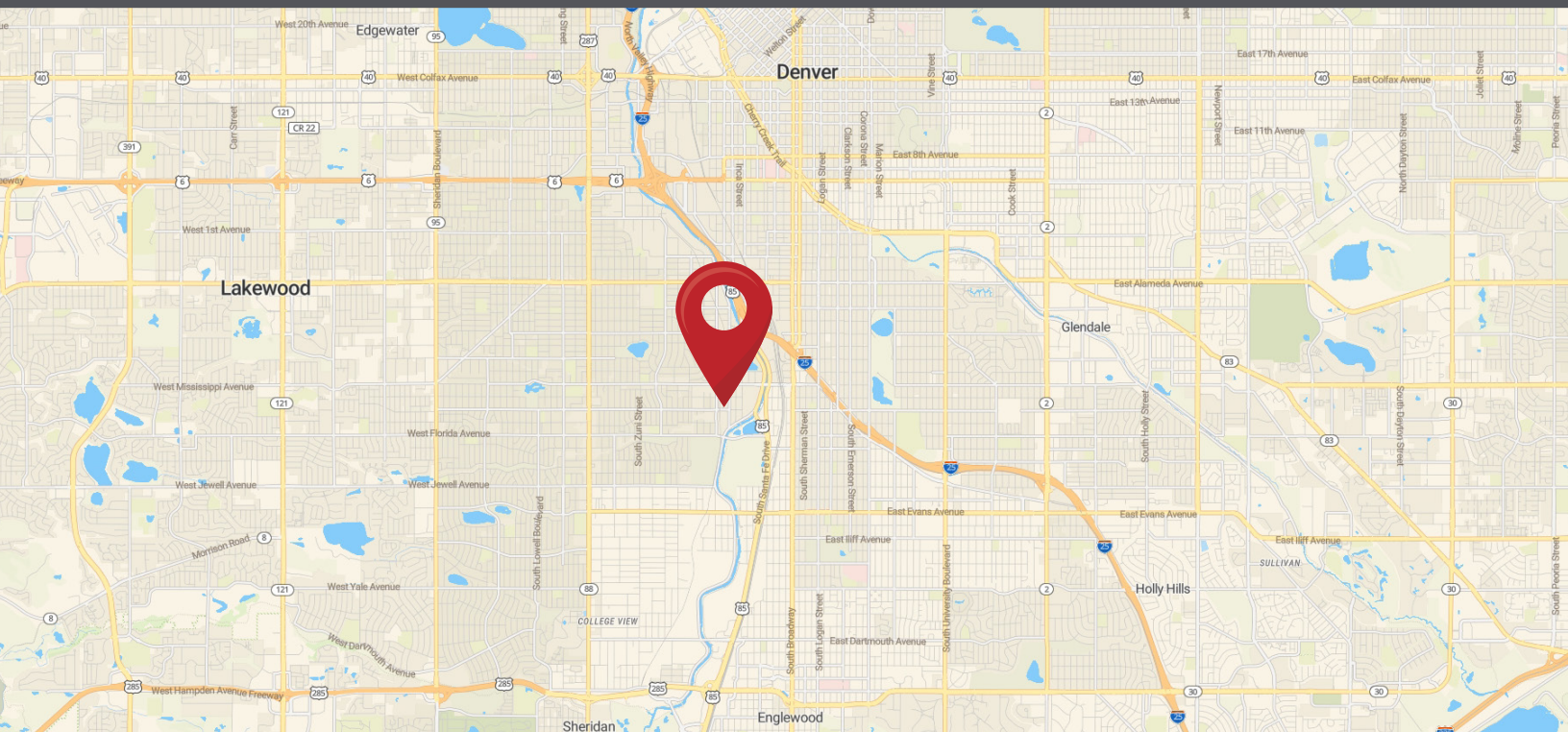




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