



**OFFICE / SHOWROOM SPACE FOR LEASE**  
IN PRIME LOCATION

**1 S KALAMATH ST**

DENVER, CO 80223

**Property Features**

- Fully Furnished & Move-In Ready
- Easy Access to I-25
- Close Proximity to Downtown
- Recently Renovated Office Space
- Building Signage Available
- Capabilities for Retail / Showroom Use
- Ample Parking
- Dock High Loading if Needed

**Property Summary**

<b>Lease Rate:</b>	\$17.75/SF NNN
<b>NNN:</b>	Estimated at \$10.25/SF (2025)
<b>Available SF:</b>	4,930 SF
<b>Total Building SF:</b>	7,531 SF
<b>Lot Size:</b>	20,000 SF (0.46 AC)
<b>Property Type:</b>	Office / Showroom
<b>Zoning:</b>	I-A
<b>County:</b>	Denver
<b>Parking:</b>	22 Dedicated Spaces + Street
<b>Year of Construction:</b>	1957
<b>Number of Stories:</b>	One (1)

For more information:



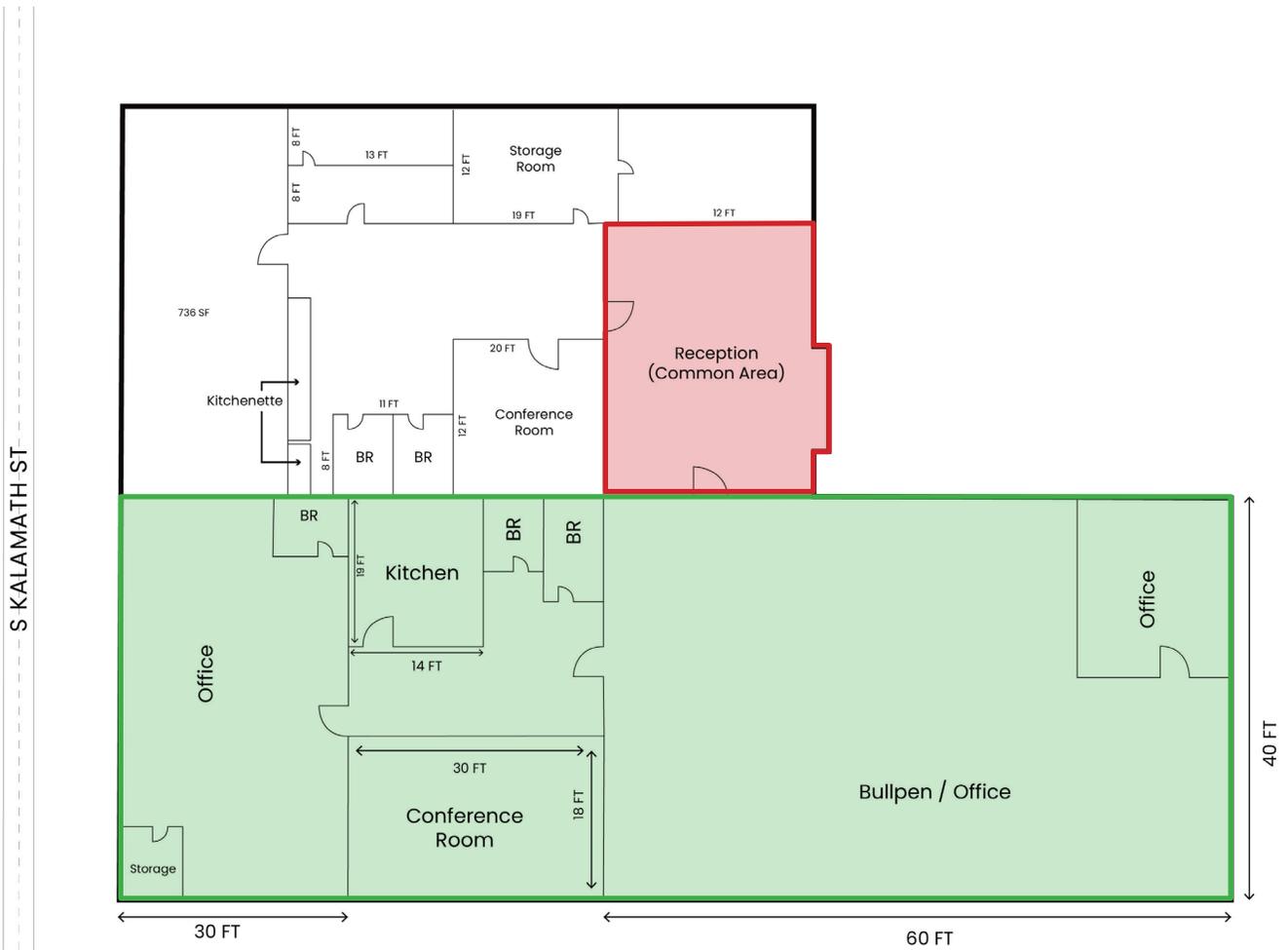
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\*\*ALL MEASUREMENTS SHOWN ABOVE ARE APPROXIMATE



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Unique Properties  
400 S Broadway | Denver, CO 80209  
303.321.5888 | UNIQUEPROP.COM



**8 MIN TO DOWNTOWN DENVER**  
2 MILES FROM SUBJECT PROPERTY

**SUBJECT PROPERTY**  
1 S KALAMATH ST

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