

# FOR LEASE

## 940 Fillmore Street Denver, CO 80206

*(2nd Floor Classrooms & Office Space and Use of Shared Spaces)*



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### PROPERTY HIGHLIGHTS

- 250 SF to approximately 18,000 SF available for lease
- Second level space, 1940's school building with large classrooms, high ceilings, and natural light
- Half block of outdoor space including playground, basketball courts, and a garden
- Ideal for incubator school, wellness professionals, other professional services
- Separate entry set up (from first-floor preschool tenant)
- ADA elevator access to second story and garden level
- 40 on-site, off-street parking spaces
- 1 to 5 year lease terms available

### LOCATION HIGHLIGHTS

- Central to distinguished Congress Park Neighborhood
- Easy access to arterial streets such as 8th, 7th & 6th Avenues, Josephine/York Streets, Colfax Avenue, and Colorado Blvd
- 3/4 of a mile north of Cherry Creek North

## Lease Rate: \$15.05/SF FSG

(Includes taxes, utilities, janitorial, and most maintenance repairs)

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### ABOUT SHARED OCCUPANT

Sewall Child Development Center is a leader in providing fully inclusive, high-quality early education and therapeutic supports for young children (birth through 6 years) of all abilities through a continuum of programs across Denver.

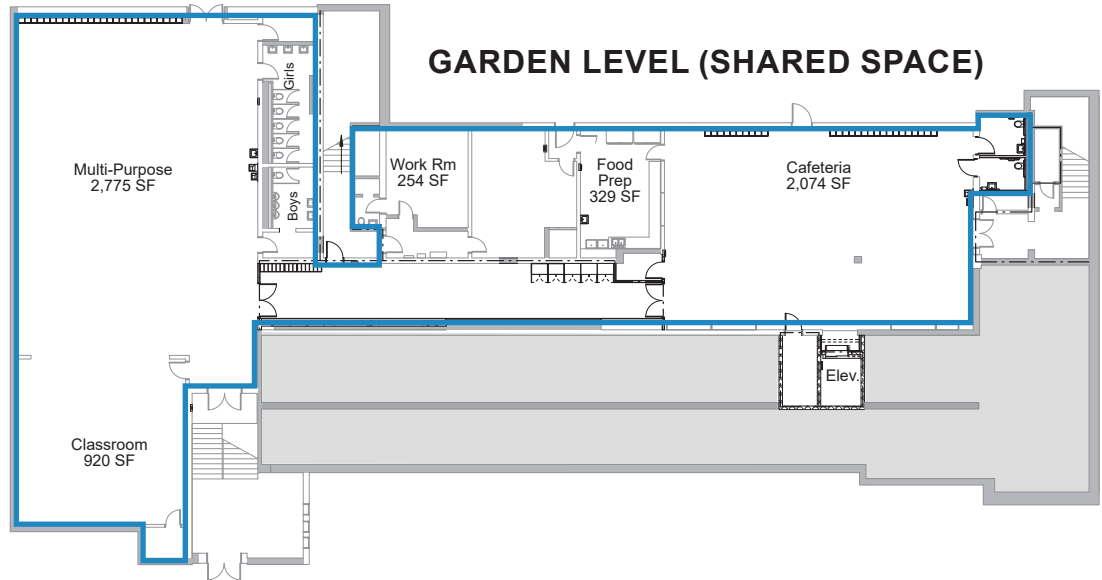
In 2016, Sewall provided direct services to 670 children. As a nonprofit, Sewall does not turn families away based on ability to pay or the child's needs.

- Inclusion - All abilities
- Experience
- 1:5 Staff to Child Ratio
- Expert Staff
- Child-Focused
- Play-Based

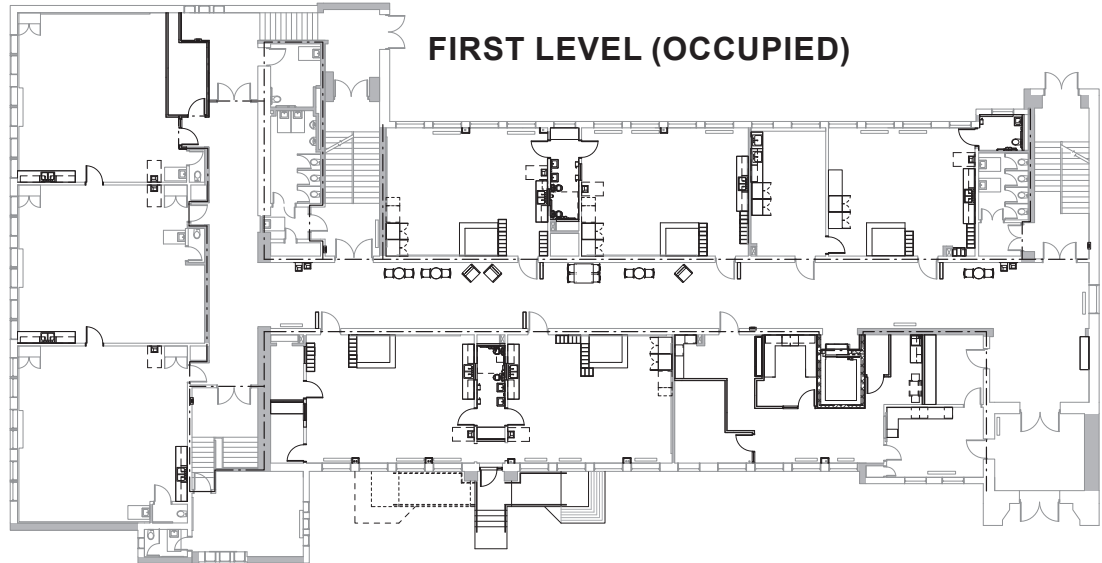


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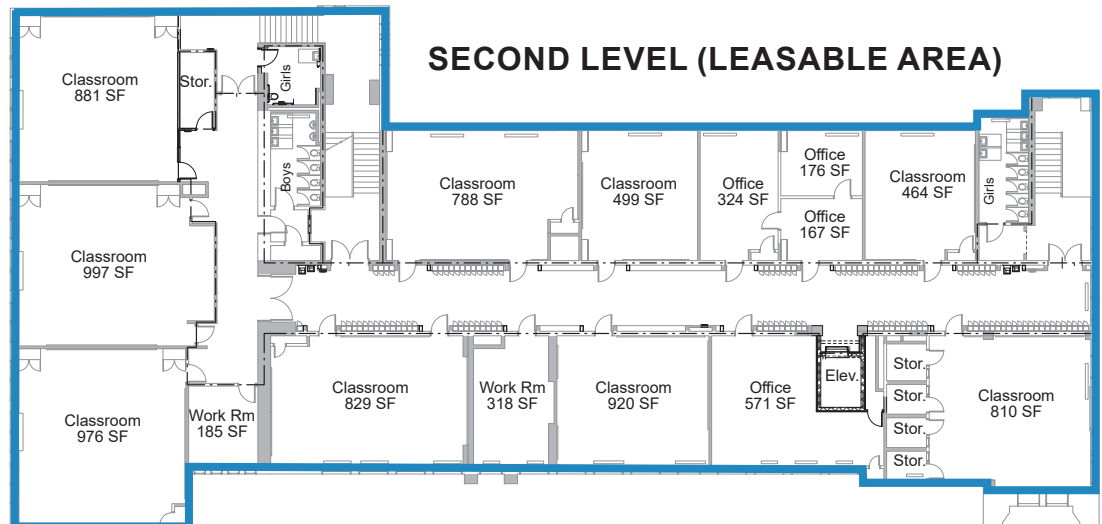
### GARDEN LEVEL (SHARED SPACE)



### FIRST LEVEL (OCCUPIED)



### SECOND LEVEL (LEASABLE AREA)

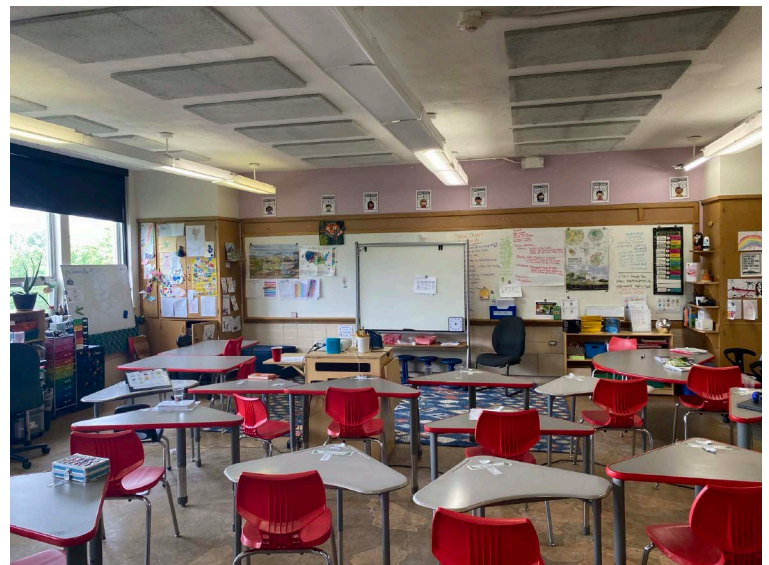
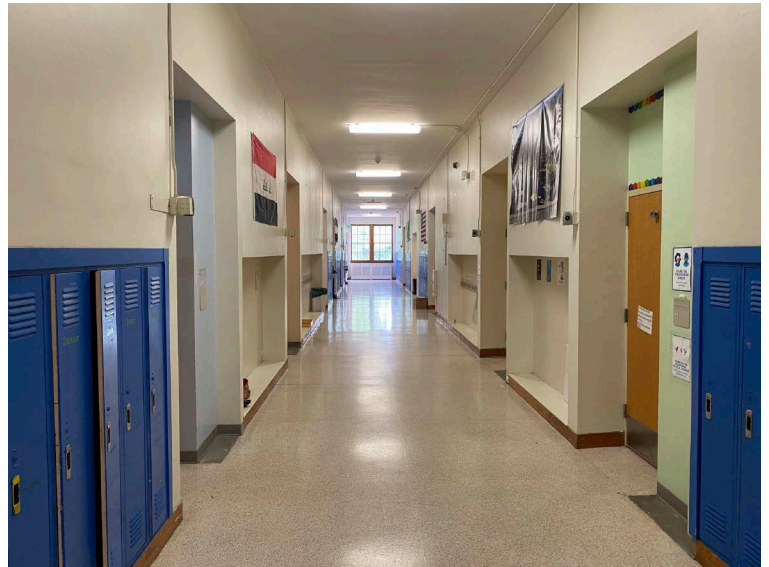




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