



TCN  
WORLDWIDE  
REAL ESTATE SERVICES

FOR SALE

4,881 SF TROPHY OFFICE/WAREHOUSE

3778 S Kalamath St | Englewood, CO 80110

**PRICE REDUCED!**



**CLASS A OFFICE FINISHES AND CLEAN  
WAREHOUSE!**

## CONTACT:

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## OFFERING SUMMARY

**\$1,249,000**

<b>Sale Price:</b>	\$1,495,000
<b>Building Size:</b>	4,881 SF
<b>Lot Size:</b>	.143 AC
<b>Office SF:</b>	~2,500 SF
	2 -10'x10' Drive in Doors
<b>Clear Height:</b>	12'
<b>Taxes:</b>	\$18,309.43
<b>Year Built:</b>	1958
<b>Zoning:</b>	I-1
<b>City/County:</b>	Englewood/Arapahoe

## PROPERTY OVERVIEW

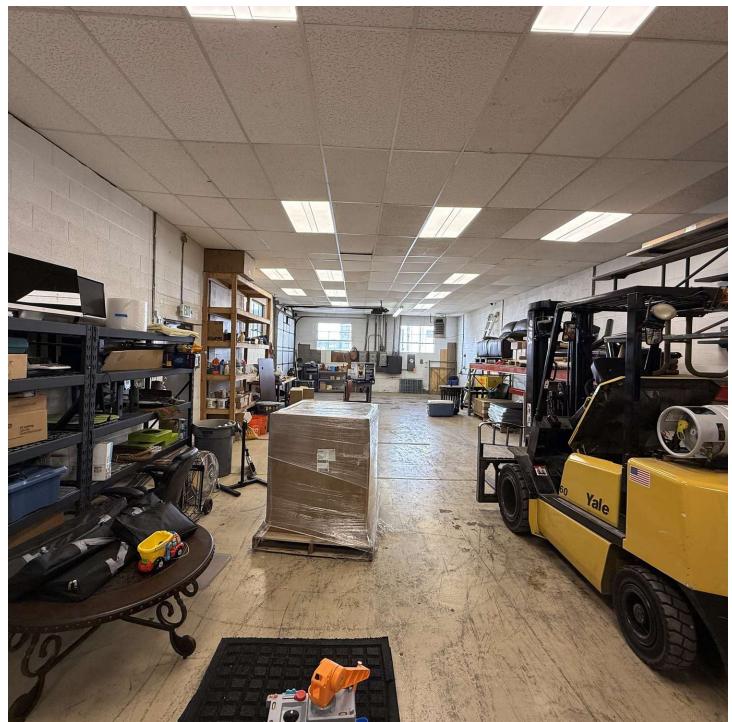
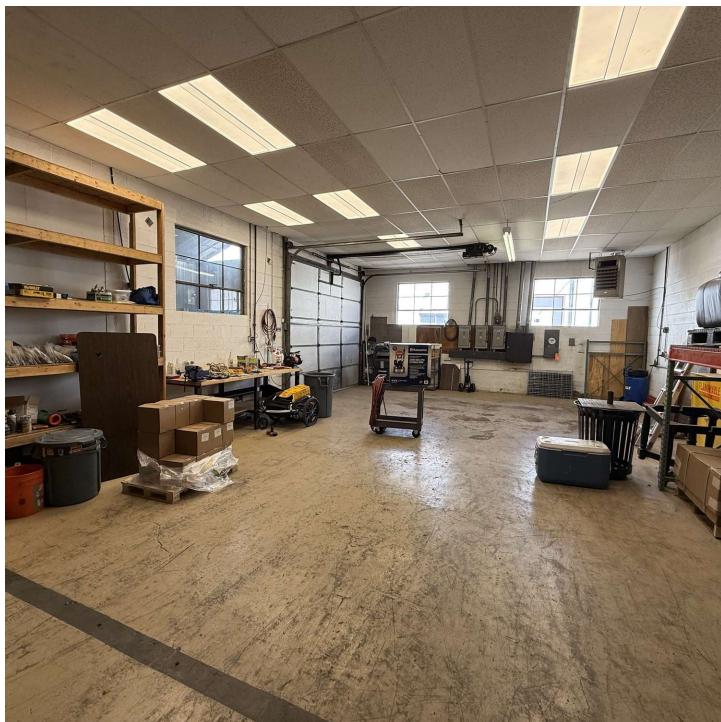
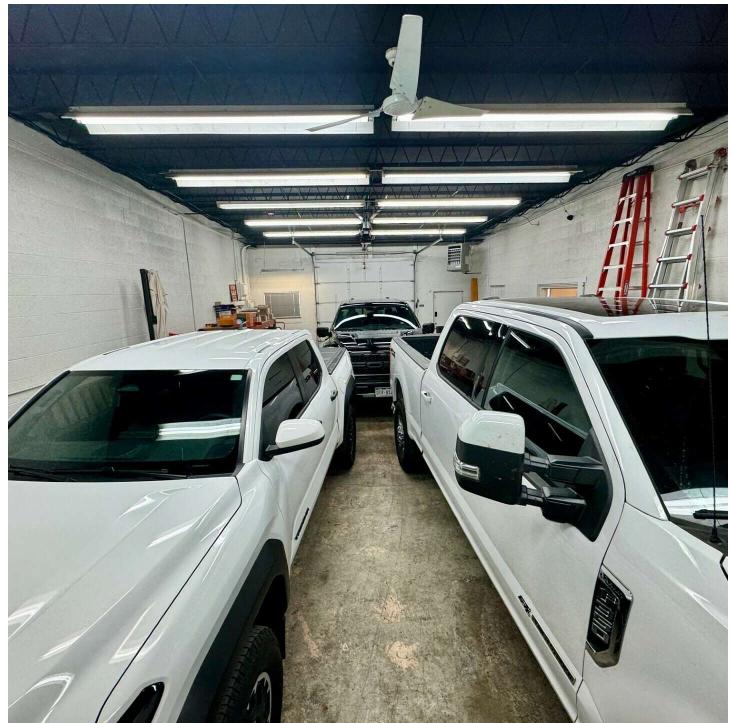
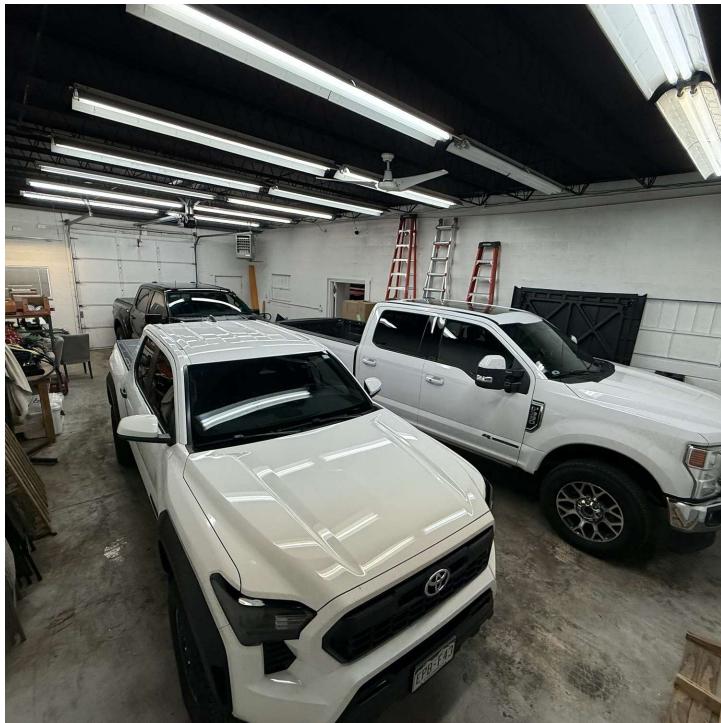
4,881 SF office/warehouse with Class A finishes and excellent functionality. Features include a large bullpen, conference room, three private offices, kitchenette, and two warehouse/loading areas. Fantastic location directly off S Santa Fe Drive with easy access to Hampden, I-25, and the entire Denver metro. Close to River Point retail area, light rail stations, and major transit routes.

## PROPERTY HIGHLIGHTS

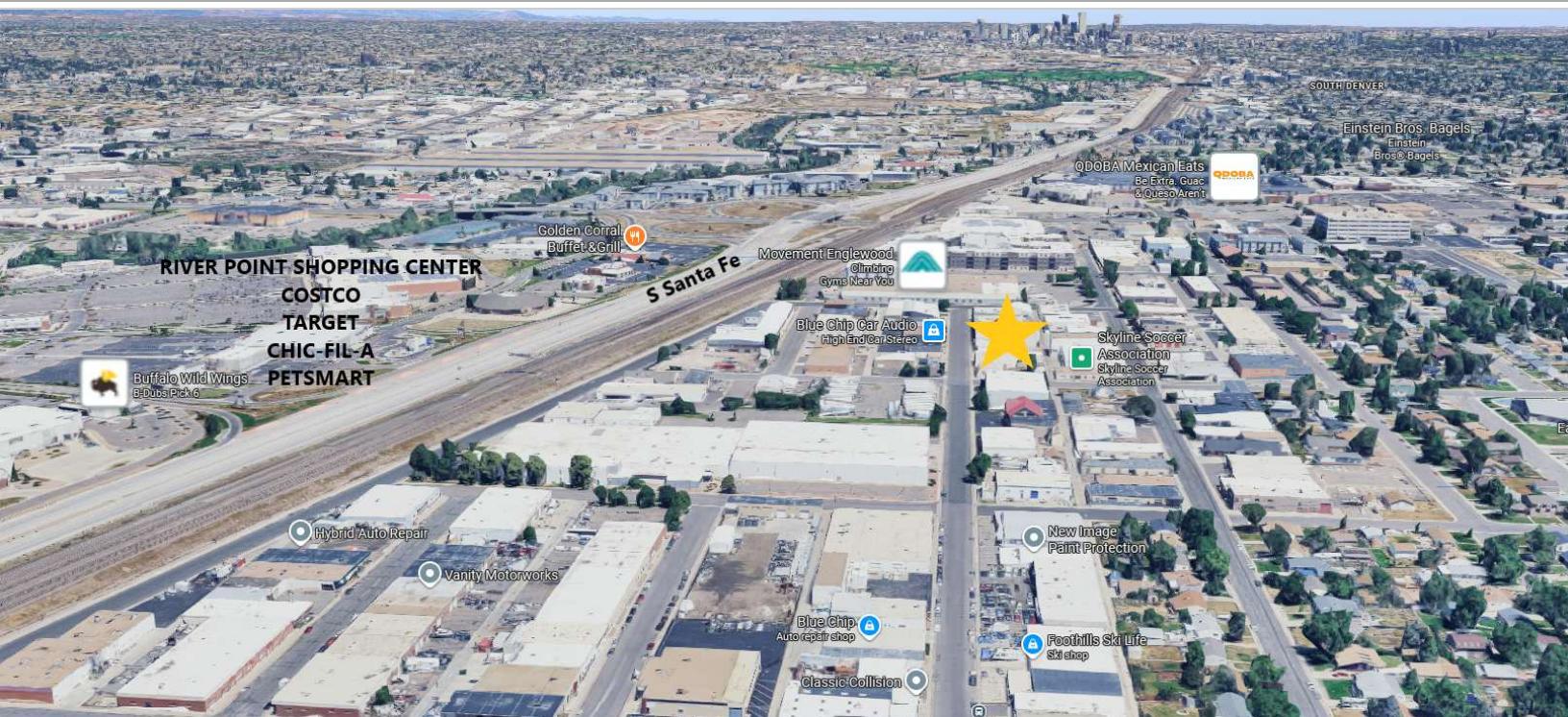
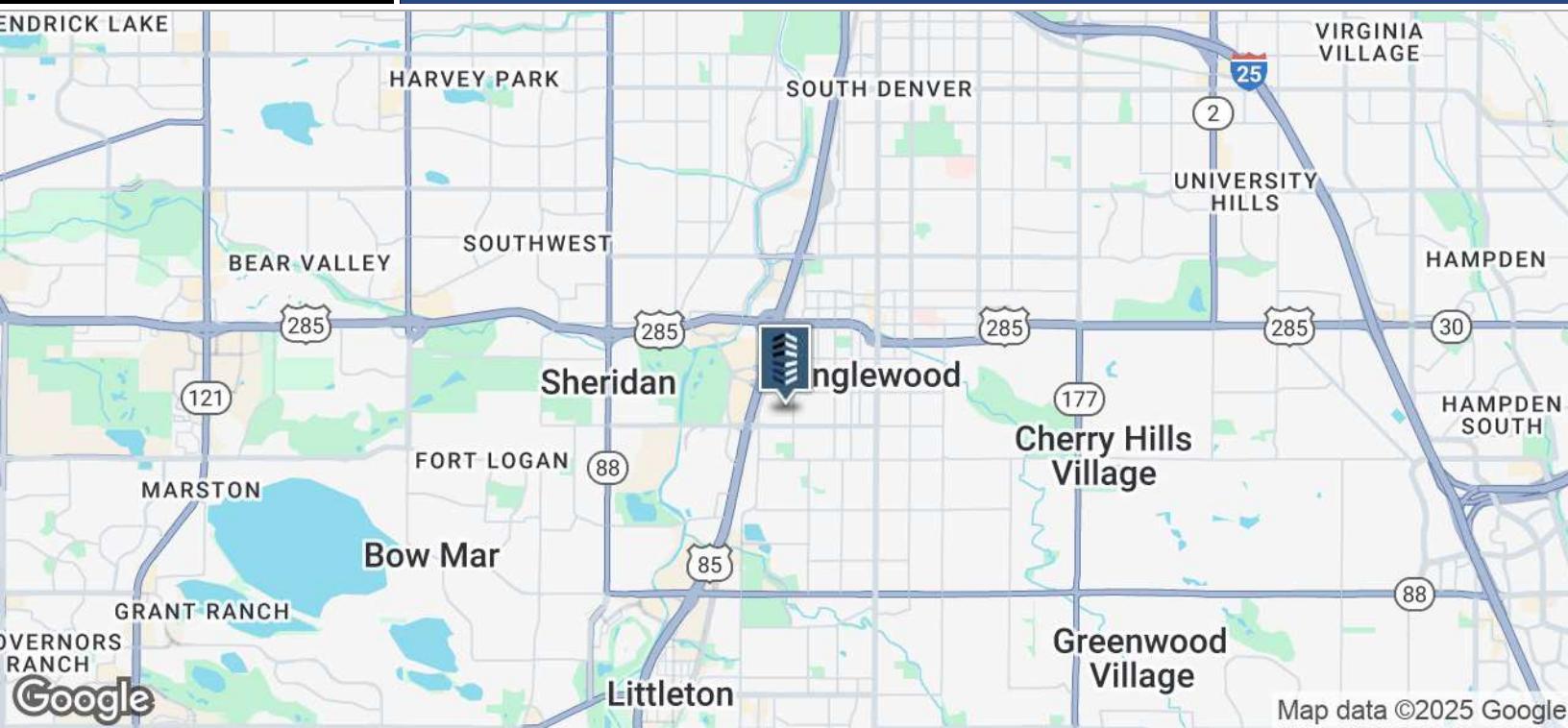
- Fantastic Location Directly off S Santa Fe Dr.
- Easy Access to all of Denver Metro via Santa Fe, Hampden, I-25
- Class A Office Finishes
- 2 Warehouse and Loading Areas
- Kitchenette
- Large Bullpen and Conference Room
- 3 Private Offices



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







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