

OFFICE BUILDING FOR SALE OR LEASE

- 16,494 SF 3-Story Building
- Near S. Yosemite and Hampden intersection
- Great Owner-User Opportunity
- Abundant restaurant and retail amenities close by



3464

S. WILLOW ST. | DENVER, CO 80231

JEREMY REEVES
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Colliers

Offered
at **\$2,199,000**



Colliers is pleased to present the opportunity to acquire 3464 S. Willow St nearby the major intersection of E Hampden Ave and S. Yosemite St. This 16,494 SF three-story building is available to lease (a floor up to the entire building) or for purchase by an owner-user. The building features lush landscaping, efficiently designed floor plates with great natural light, and abundant surface parking. The property is adjacent to a new credit union that is under development and has great access to the many retail and restaurants amenities along Hampden Rd.

**16,494 SF
3-Story
Building**



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Property --- --- FEATURES



Building Size

16,494 SF



Parking

Surface — 100
4.00/1,000 SF



Property Type

Office



Property Taxes

\$46,918.22 (2025)



Lot Size

0.95 acres



Year Built

1981



Zoning

B-2, Denver

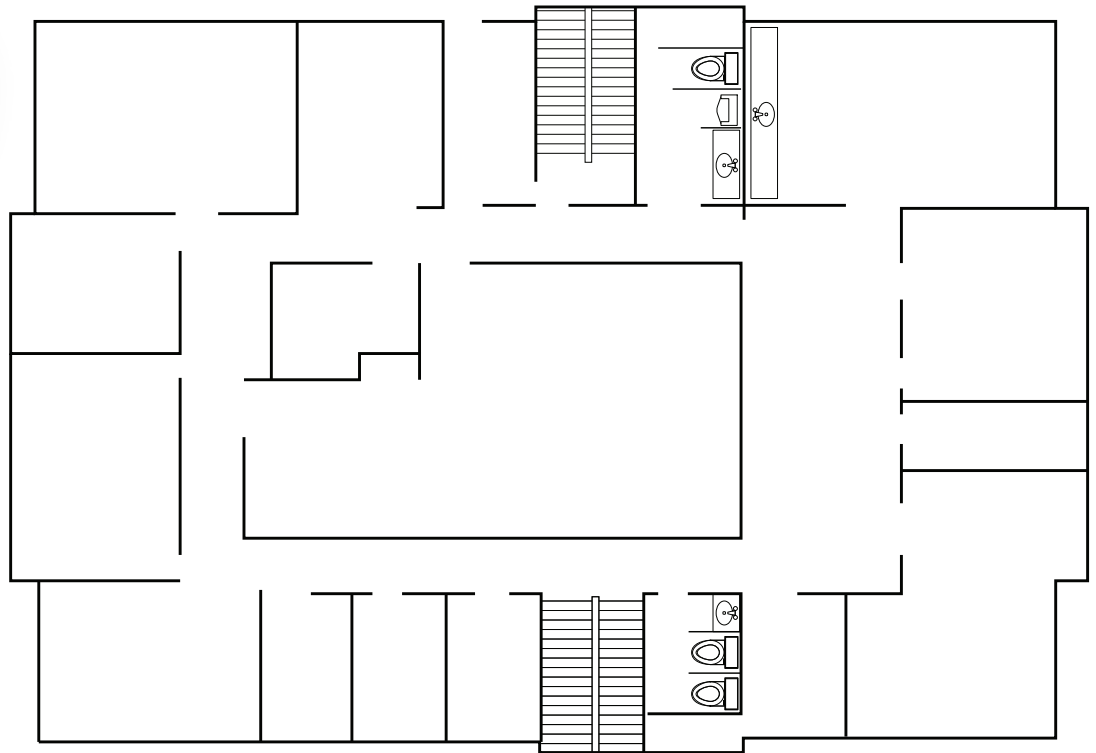


3464

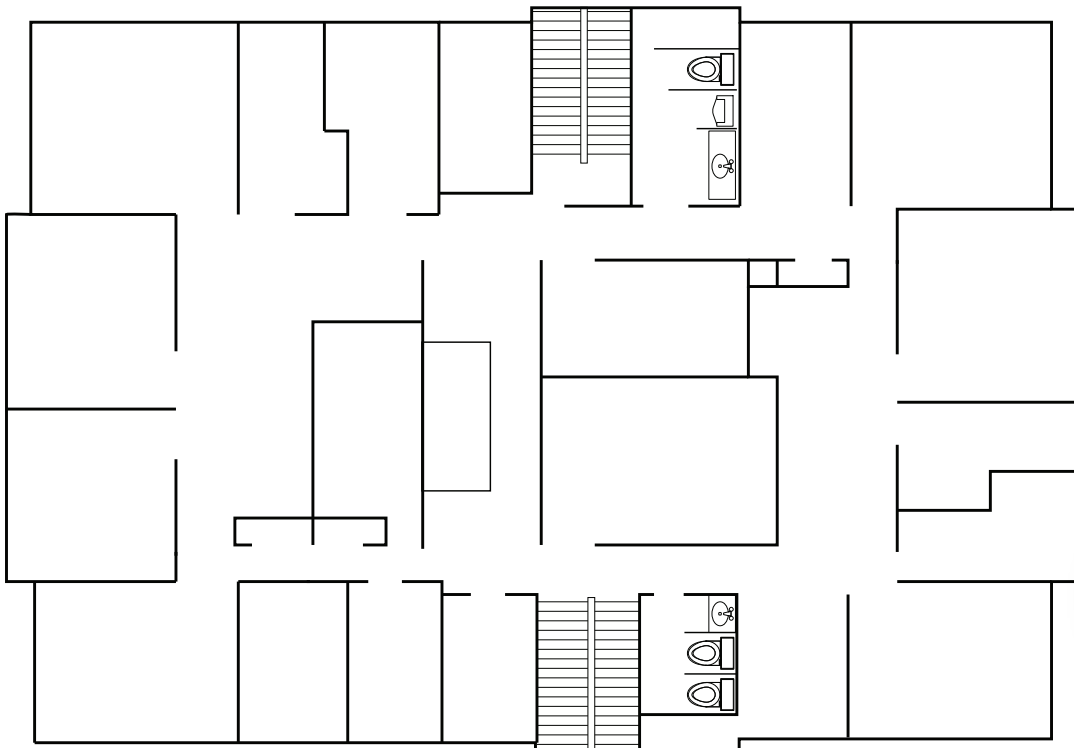
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1ST Floor =
PLAN



2nd Floor =
PLAN

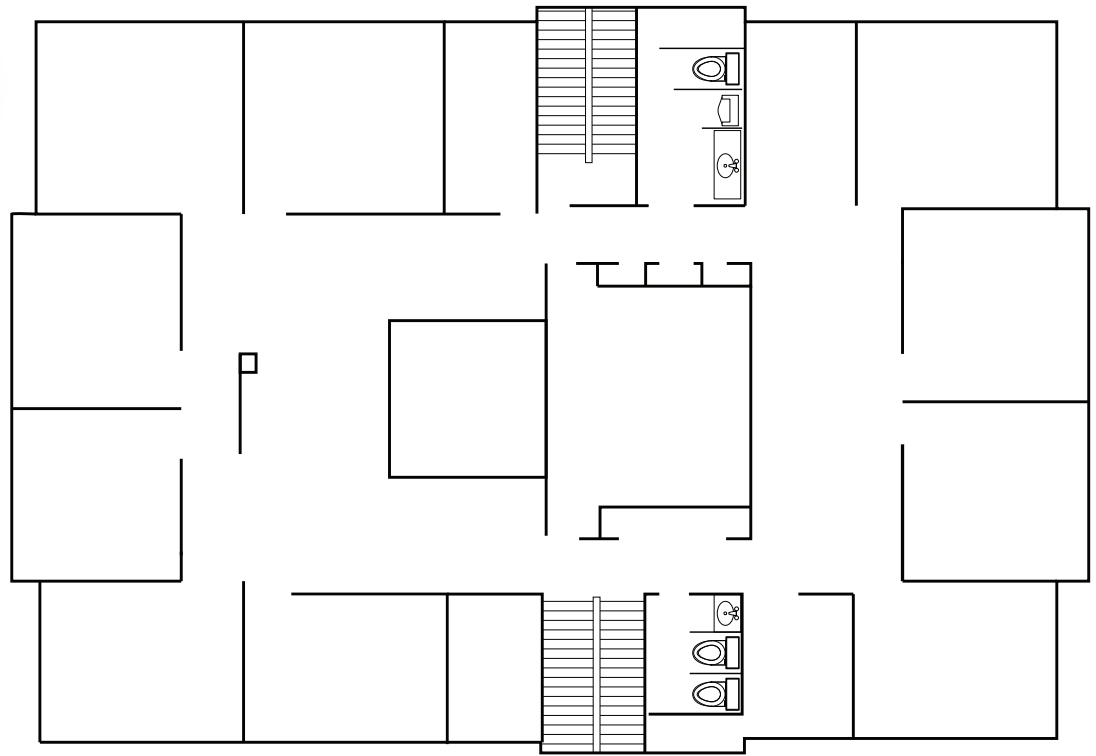


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3rd Floor =
PLAN



Near By AMENITIES



4 Minutes
to I-25

5 Minutes
to Denver Tech Center

20 Minutes
to Denver International
Airport

16 Minutes
To Downtown Denver

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