



1364

LEYDEN STREET | DENVER

MONTCLAIR

Kentwood

Commercial

FOR SUBLEASE

1,300 SF of Storefront
Retail/Office Space

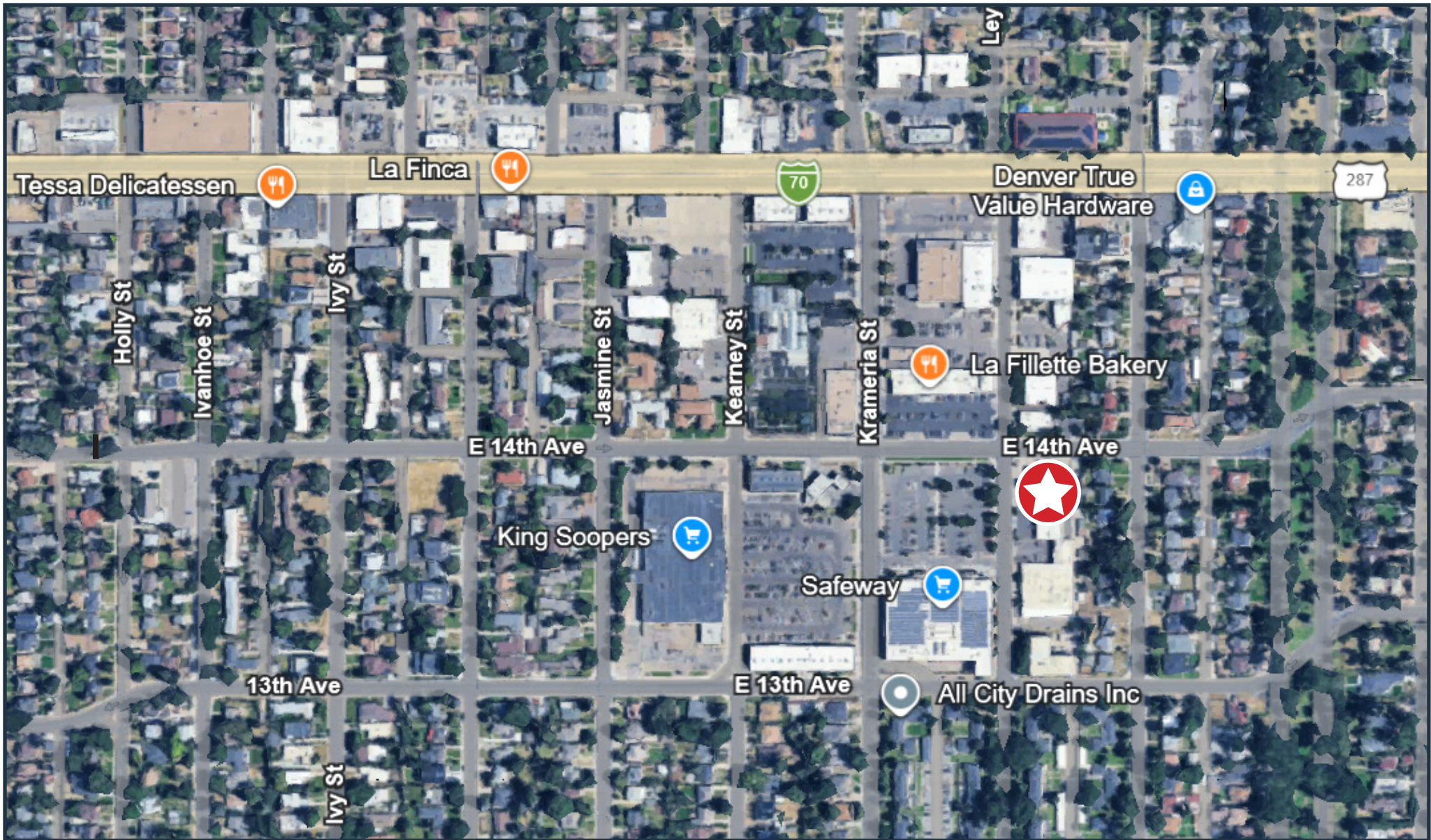
PROPERTY DETAILS

SUBLEASE RATE	\$20.00/SF NNN
SPACE AVAILABLE	1,300 SF
TERM	October 31, 2028
PROPERTY TYPE	Storefront Retail/Office
BUILDING STORIES	1
YEAR BUILT	1978
SUBMARKET	Montclair
PARKING	Surface Lot
ZONING	E-MX-3

BUILDING HIGHLIGHTS

- **Prime Montclair Location** – Situated within an established neighborhood shopping center surrounded by complementary retail and service businesses.
- **Flexible 1,300 SF Layout** – Open floor plan with a private restroom suitable for a variety of retail, wellness, showroom, or service users.
- **Strong Demographics** – Located within an affluent and densely populated trade area with a stable customer base.
- **Excellent Visibility & Access** – Prominent location with convenient access and strong exposure to passing traffic.





Mike Csrnko
Commercial Advisor
Kentwood Commercial

303-710-5011
MikeC@KentwoodCommercial.com

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