

3650 S YOSEMITE ST

Denver, CO 80237

Office Building For Sale



39,443 RSF 4-story Class B office building located in the SE Denver submarket for an owner/user/investor.

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Lincoln

Lincoln Property Company
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Property Highlights

- Great owner/user/investor opportunity
- Identifiable location with excellent visibility from Yosemite Street
- One block to Hampden Avenue, one mile to I-225 providing convenient access to I-25, Denver Tech Center, I-70, Denver International Airport and downtown
- Walkable location with numerous amenities
- Ground floor lobby with 3 floors of office space above
- Two elevators
- Recently remodeled restrooms (2nd and 3rd floors)
- 3 large, sunny exterior patios
- Continuous glass line on 4-sides with mountain views
- Single user or multi-tenant opportunity with some leases in place

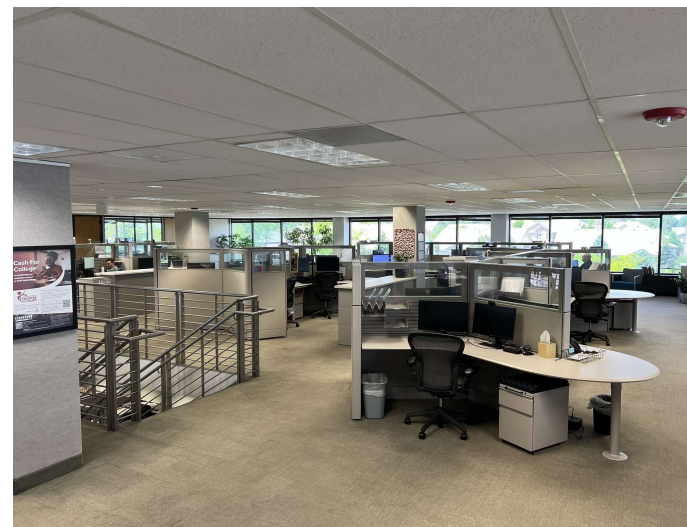
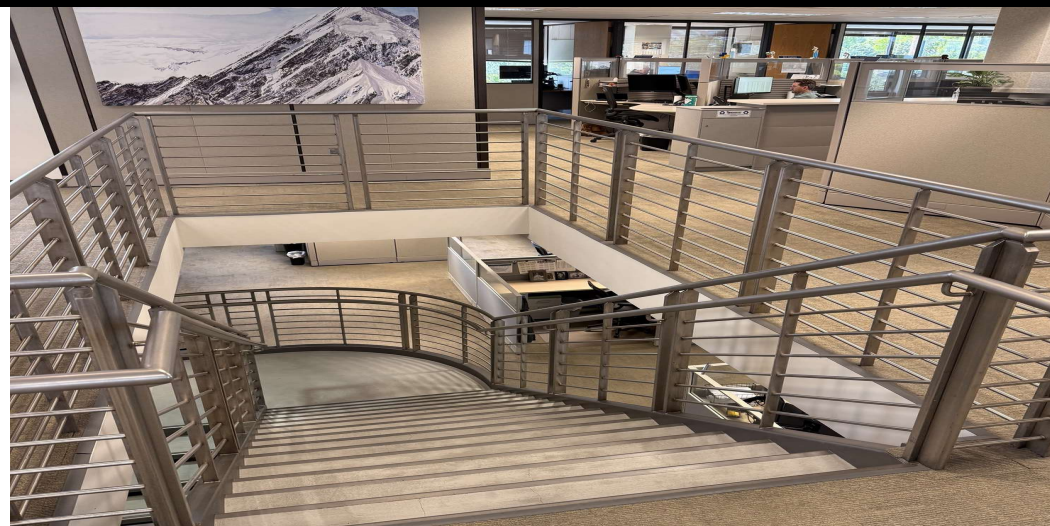
Property Overview

39,443 RSF 4-story Class B office building ideally located in the SE Denver submarket for an owner/user/investor



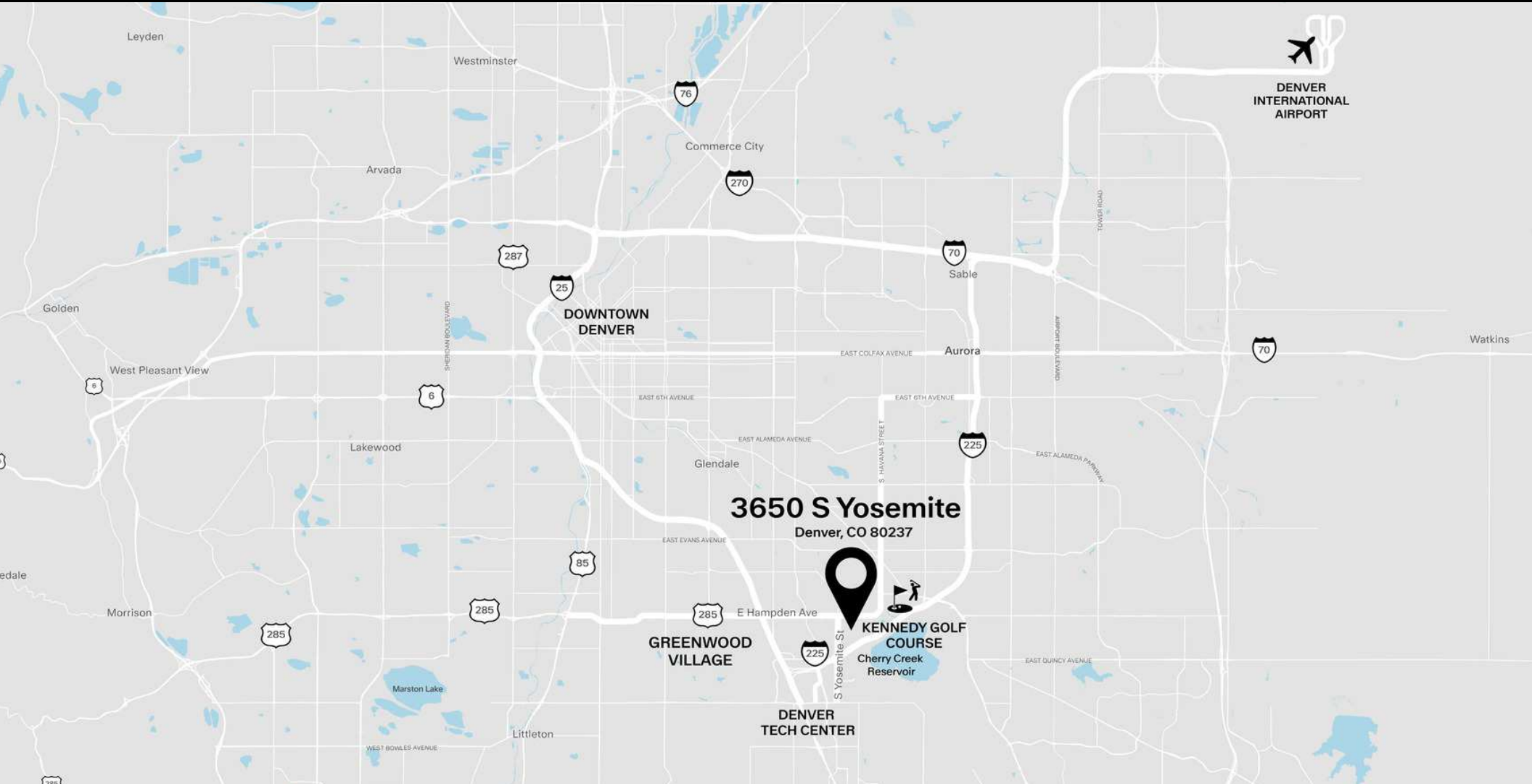
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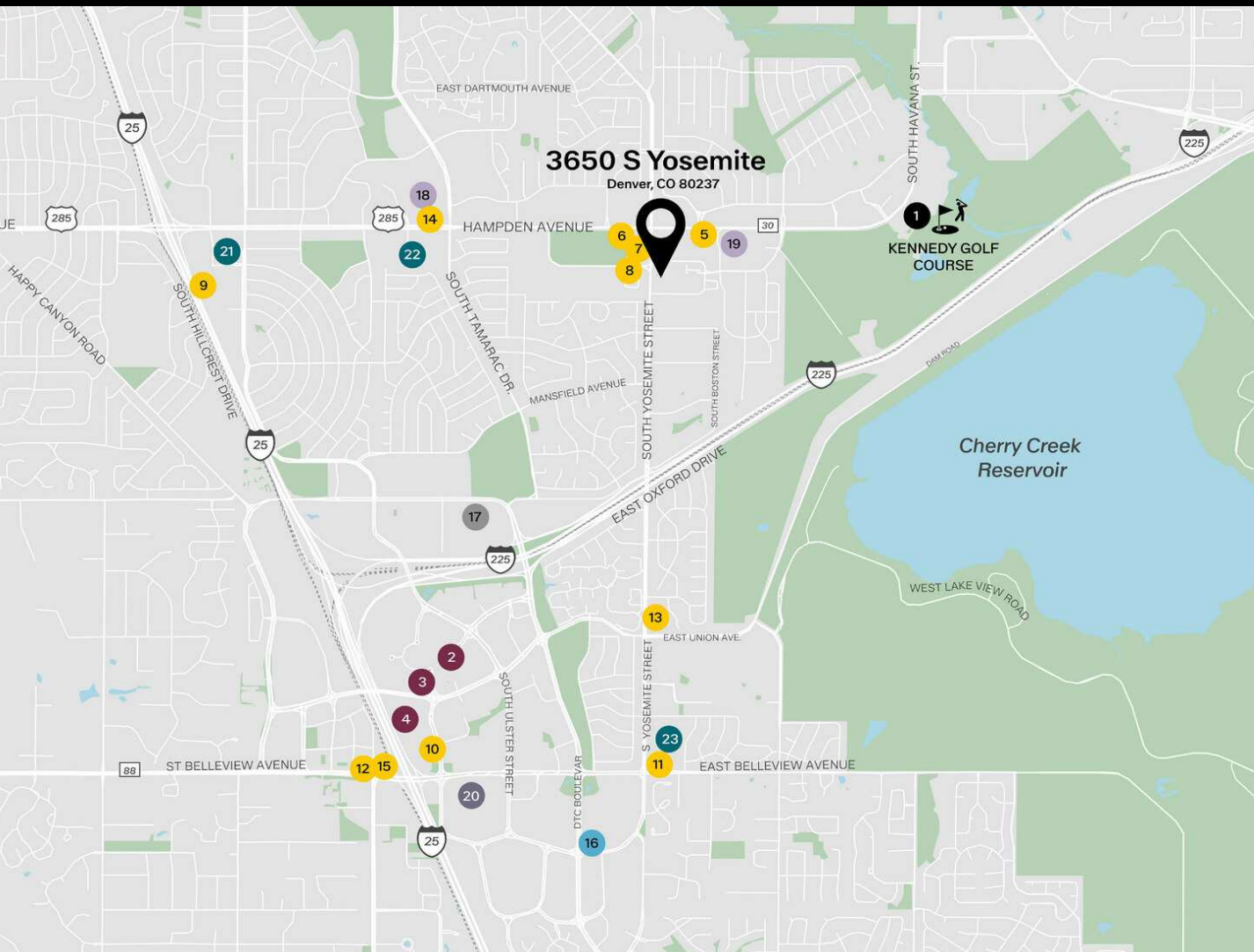
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- 1** Kennedy Golf Course
- Hotels**
 - 2** Hyatt Regency DTC
 - 3** Hilton Garden Inn DTC
 - 4** Marriott DTC
- Restaurants**
 - 5** Santiago's Mexican Restaurant
 - 6** Pho-Bom
 - 7** Zane's Italian Bistro
 - 8** The Hound Sports Pub & Burger
 - 9** Chili's Grill & Bar
 - 10** Snooze A.M. Eatery
 - 11** Bonefish Grill / Mad Greens
 - 12** Ruth's Chris Steak House
 - 13** The French Press
 - 14** Chic-Fil-A
 - 15** McDonald's
- 16** Automotive Services
- 17** Computers
- Department Stores**
 - 18** Target
 - 19** Walmart
- 20** Belleview Promenade
- Supermarkets**
 - 21** King Soopers
 - 22** Whole Foods Market
 - 23** King Soopers

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