



FOR LEASE

1,250 & 1,825 SF Office Warehouse Units
1501-1545 W Tufts Ave | Englewood, CO 80110



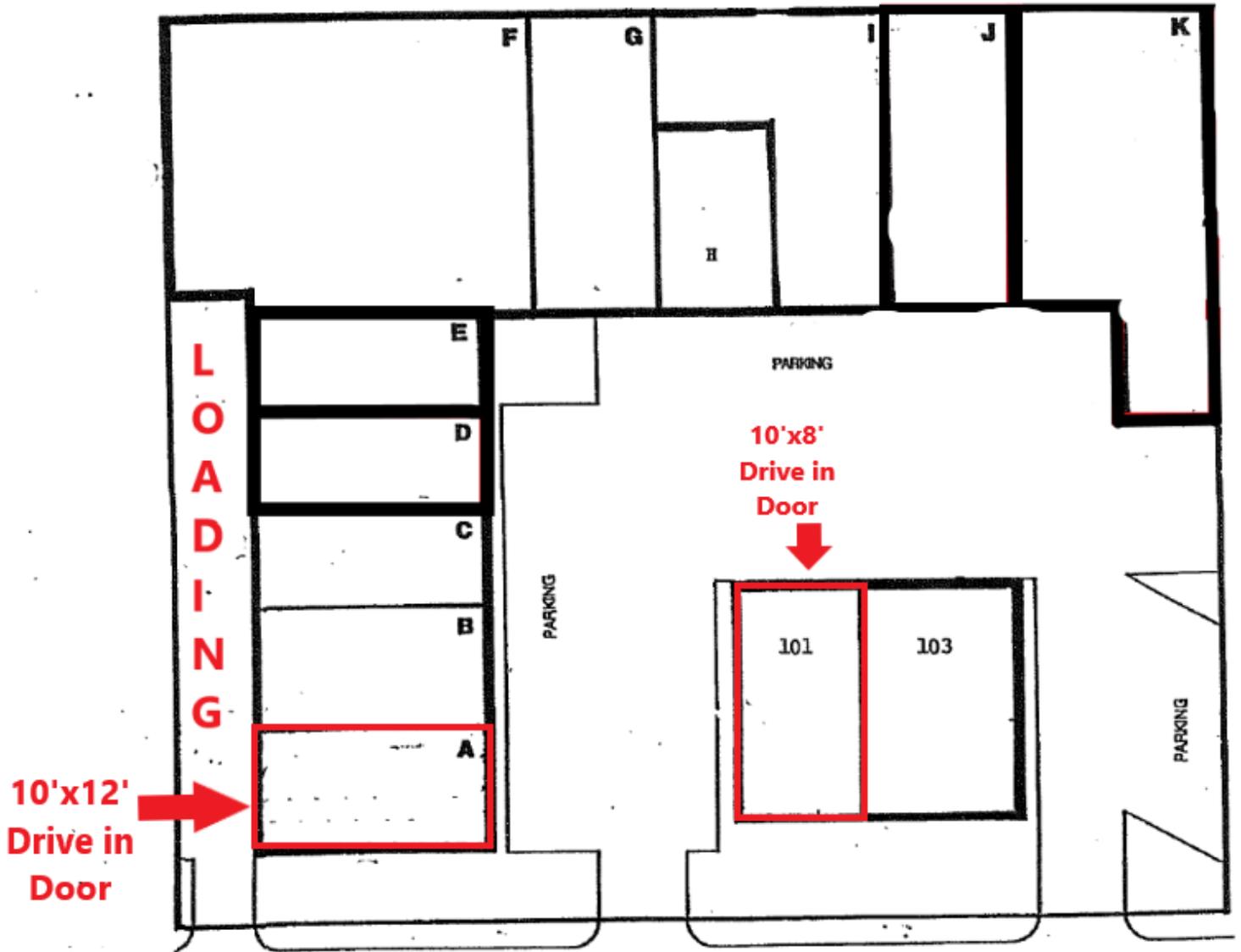
Directly Off Belleview & Windermere

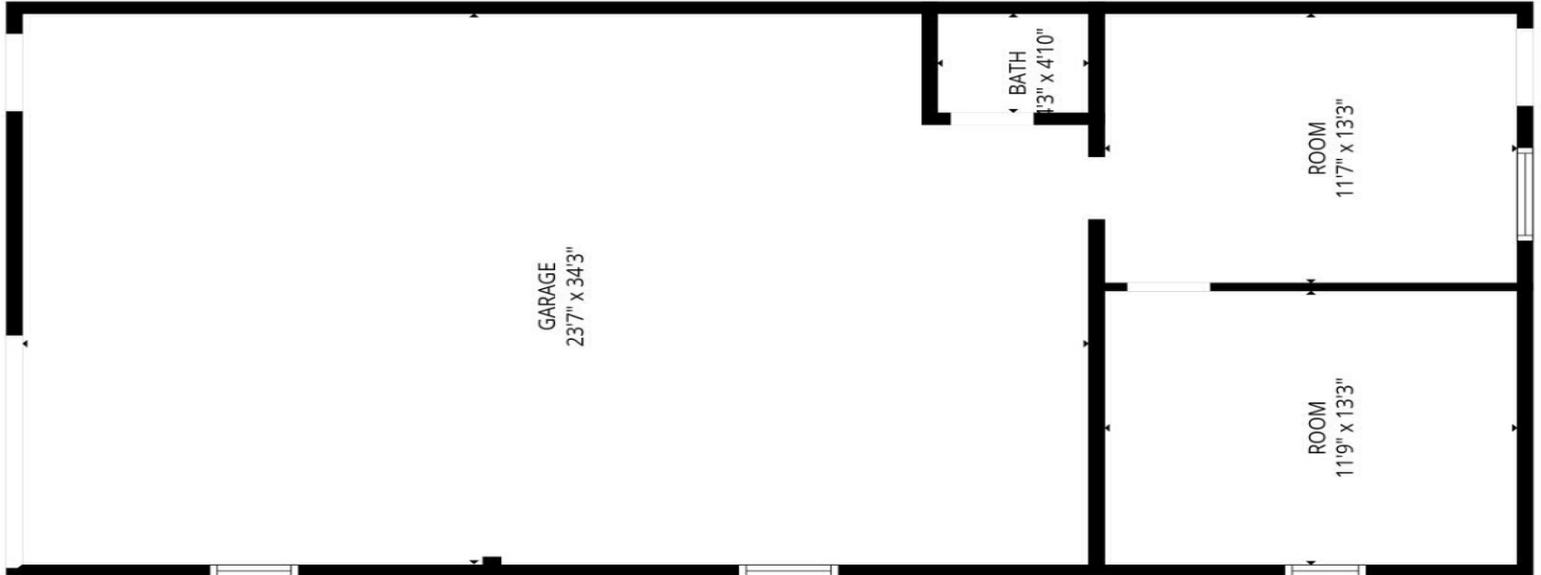
CONTACT:

GREG KNOTT
EXECUTIVE VICE PRESIDENT
303.521.3648
gknott@uniqueprop.com

EARL DUFFY
SENIOR BROKER ASSOCIATE
303.968.4929
eduffy@uniqueprop.com

UNIQUE PROPERTIES
400 S. BROADWAY
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889
WWW.UNIQUEPROP.COM





OFFERING SUMMARY

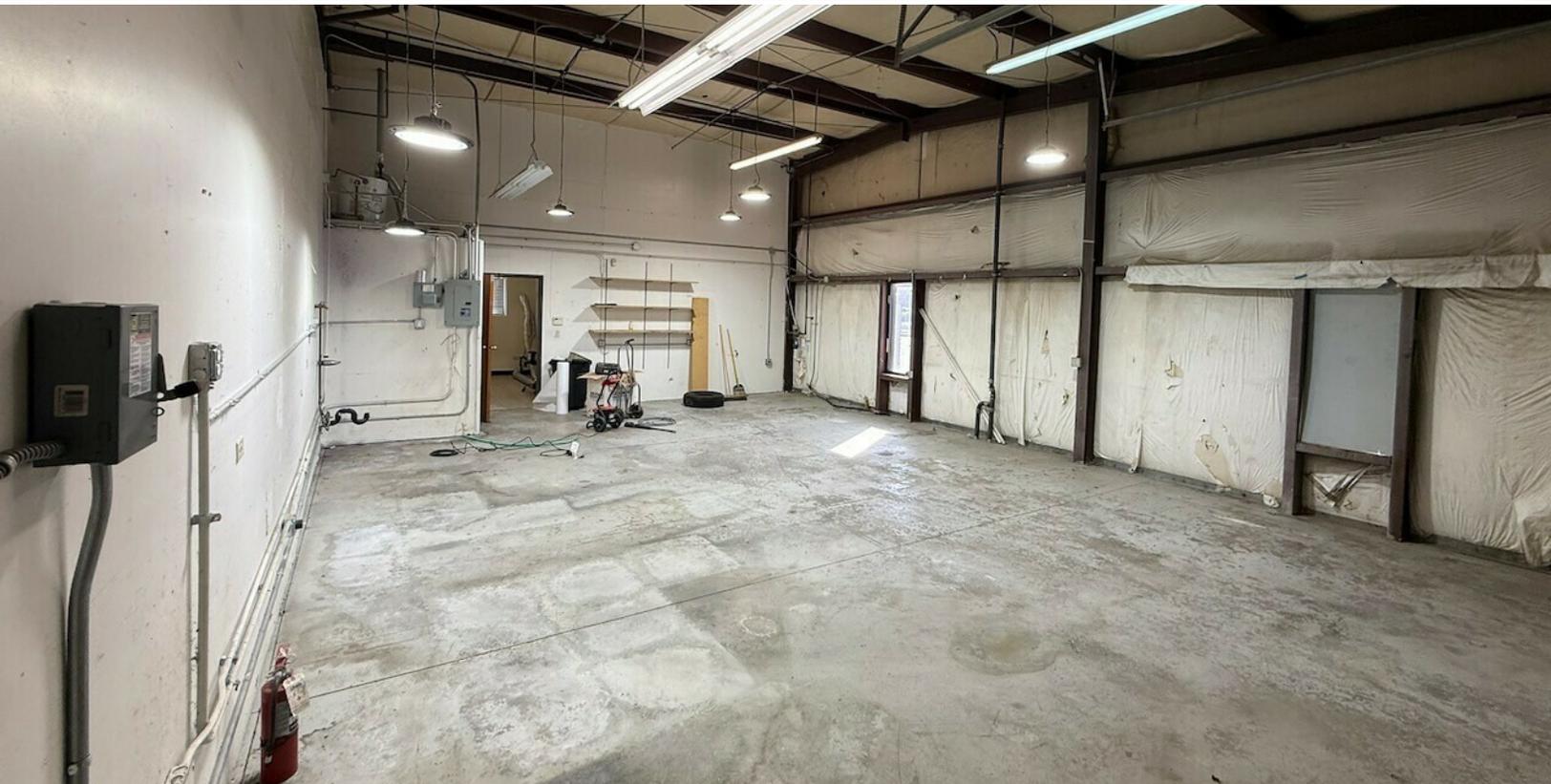
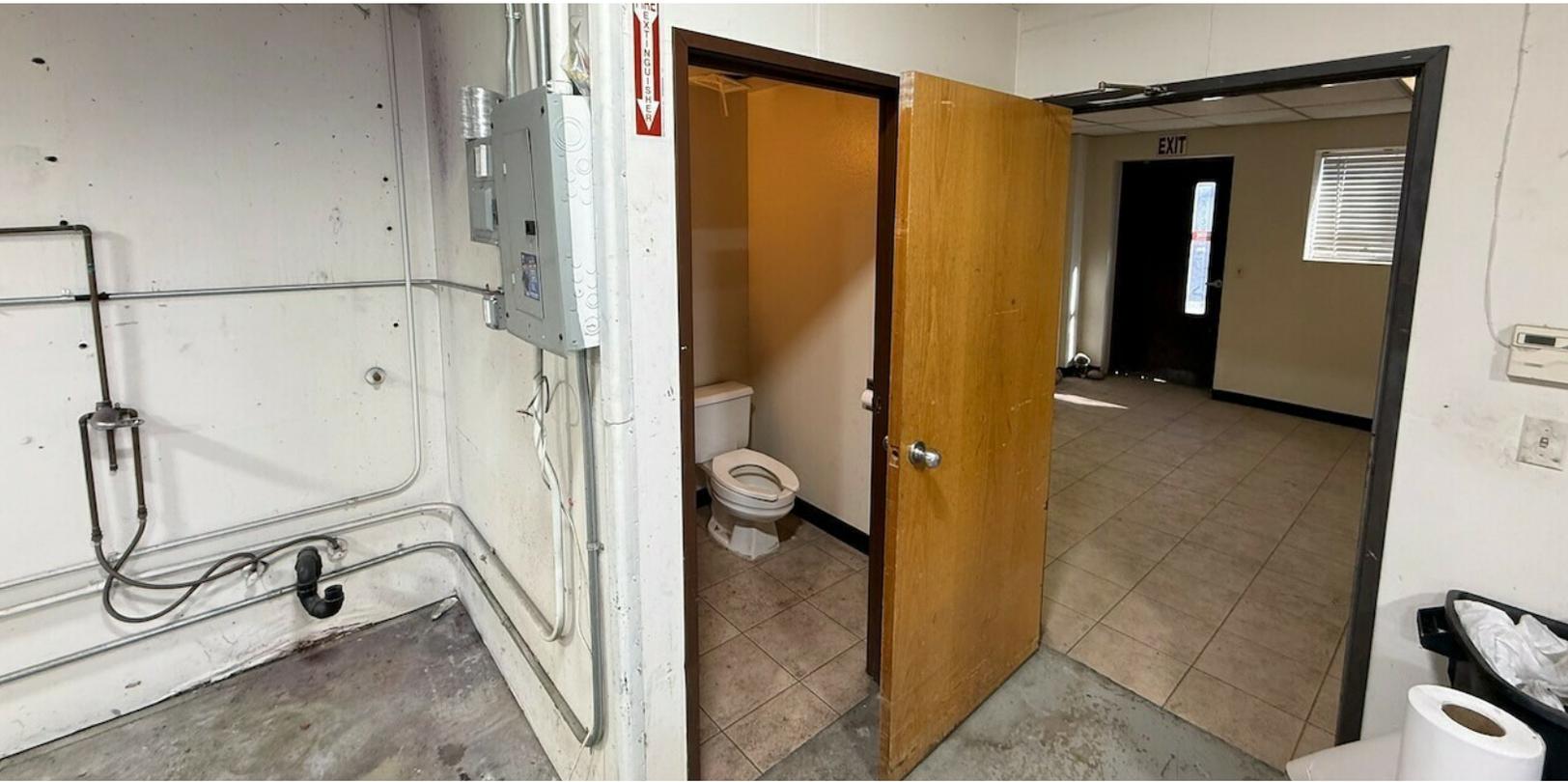
Unit A:	1,250 SF
Office SF:	~300 SF
Lease Rate:	\$12.50/SF NNN
Expenses:	\$5.21/SF
Power:	3 PH 208 Vt TBV
City/County:	Englewood/Arapahoe
Ceiling Height:	14'
Grade Level Doors:	1 - 10'x12'
Year Built:	1984
Zoning:	I-1
Cross Streets:	Santa Fe & Belleview

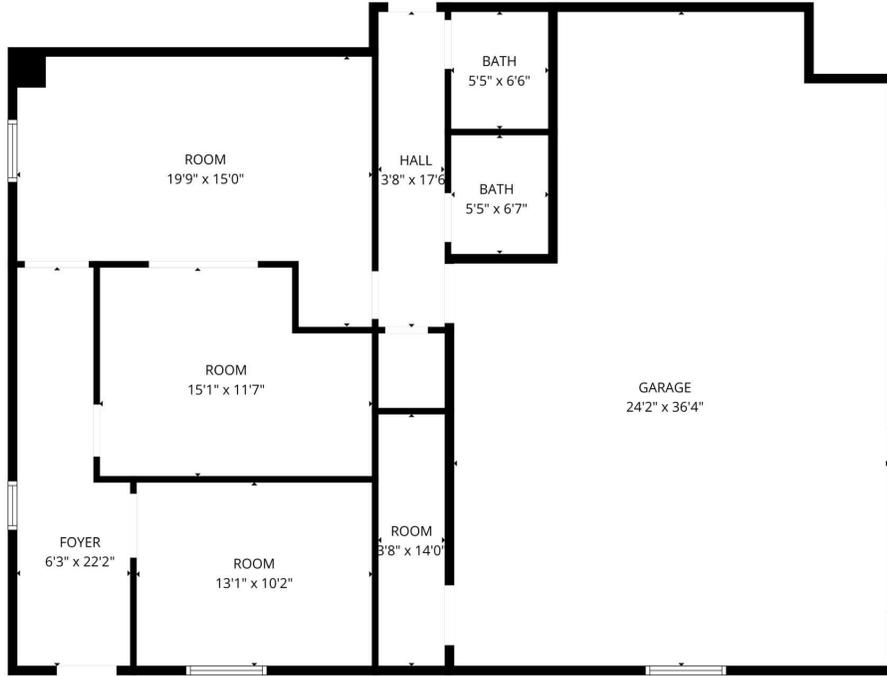
PROPERTY OVERVIEW

Well located Industrial building just off Belleview & Windermere in the Englewood Industrial Park. Hard to find smaller office warehouse units with heavy power and drive in loading.

UNIT HIGHLIGHTS

- Well Located Right off Belleview & Santa Fe
- Drive in Loading - 10' & 12' Loading Door
- Heavy 3 Phase Power - TBV
- Permissive I-1 Zoning
- 2 Private Offices and Bathroom
- Potential Mezzanine Storage
- Freespan Warehouse with 14'-16' Clear Ceilings
- Water Access in Warehouse
- Dedicated Loading Area





FLOOR PLAN DATE: BY CUBICAP APP: MEAL REM: ITS DEEM: HIGHLY RELIAB: UNIT NO: QUANTIFIED

OFFERING SUMMARY

Available SF:	1,825 SF
Office SF:	~800 SF
Lease Rate:	\$12.50 SF/yr (NNN)
Est. NNN:	\$5.21/SF
Grade Level Doors:	One - 8'x10'
Power:	Heavy 3Ph (TBV)
City/County:	Englewood/Arapahoe
Ceiling Height:	10'
Zoning:	I-1

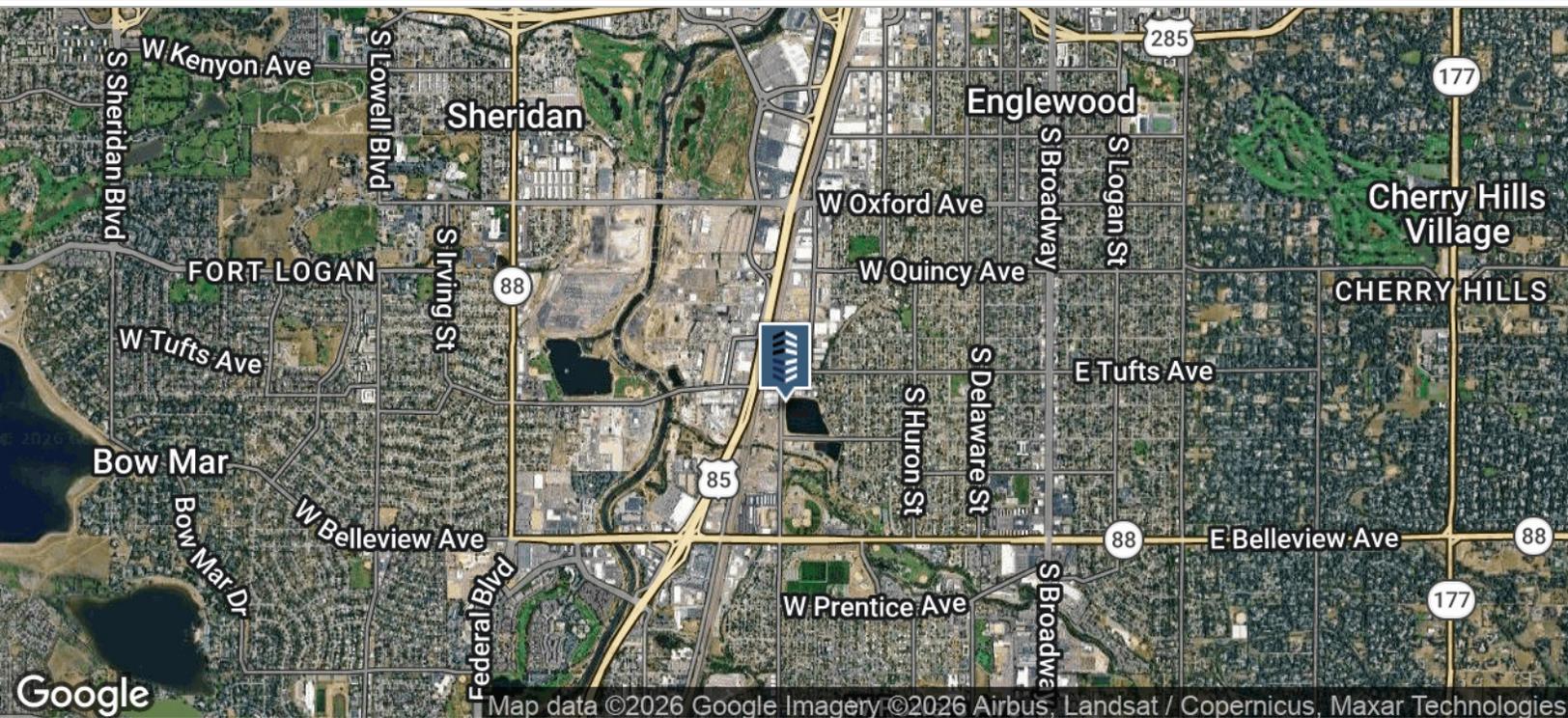
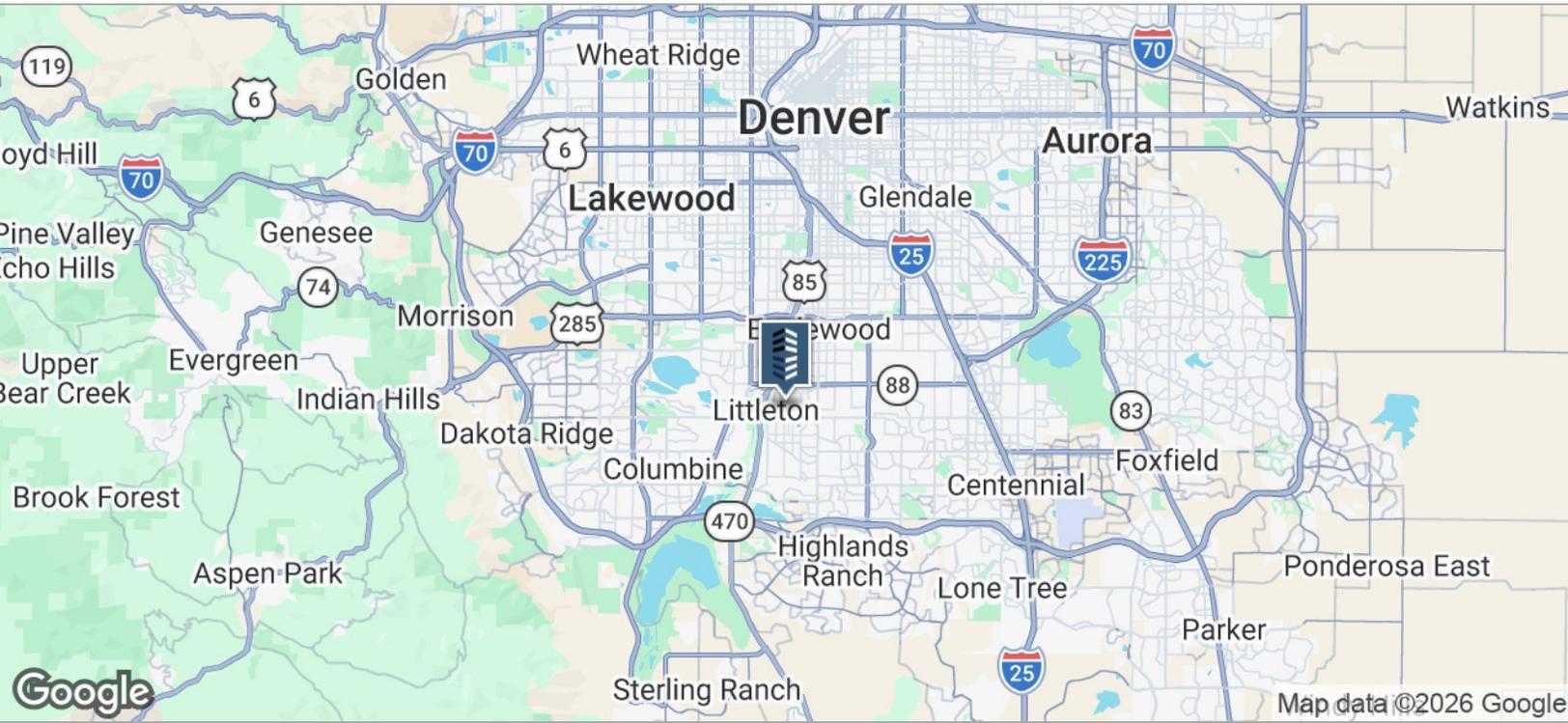
PROPERTY OVERVIEW

Well located Industrial building just off Belleview & Windermere in the Englewood Industrial Park. Hard to find smaller office warehouse units with drive in loading.

PROPERTY HIGHLIGHTS

- Well Located Right off Belleview & Santa Fe
- Drive in Loading
- Situated in Englewood Industrial Park
- Permissive I-1 Zoning
- Multiple Offices and Storage Rooms in Addition to Warehouse
- Utility Sink in Warehouse





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