



LODO OFFICE SPACE FOR LEASE - 3,125 SF

1538 WAZEE ST. SUITE 200
DENVER, CO 80202

Property Summary

- One Block From Union Station
- Beautiful Creative Office Space
- Easy Access to I-25, I-70, and Light Rail
- Max Contiguous 3,125 SF
- Exposed Brick and Glass Partitions
- Additional NNN Expenses - Estimated at \$9.50/SF
- Available for Immediate Occupancy
- Flexible Lease Terms

Property Features

Lease Rate	\$17.00/SF NNN
Unit Size	3,125 SF
Building Size	6,250 SF
Private Offices	7
Conference Rooms	1
Baths/Kitchen	2/1
Y.O.C.	1886, Renovated 2017
Parking	Two (2) covered parking spaces

For more information:



Brett MacDougall

Vice President

303.512.2736

bmacdougall@uniqueprop.com

Michael DeSantis

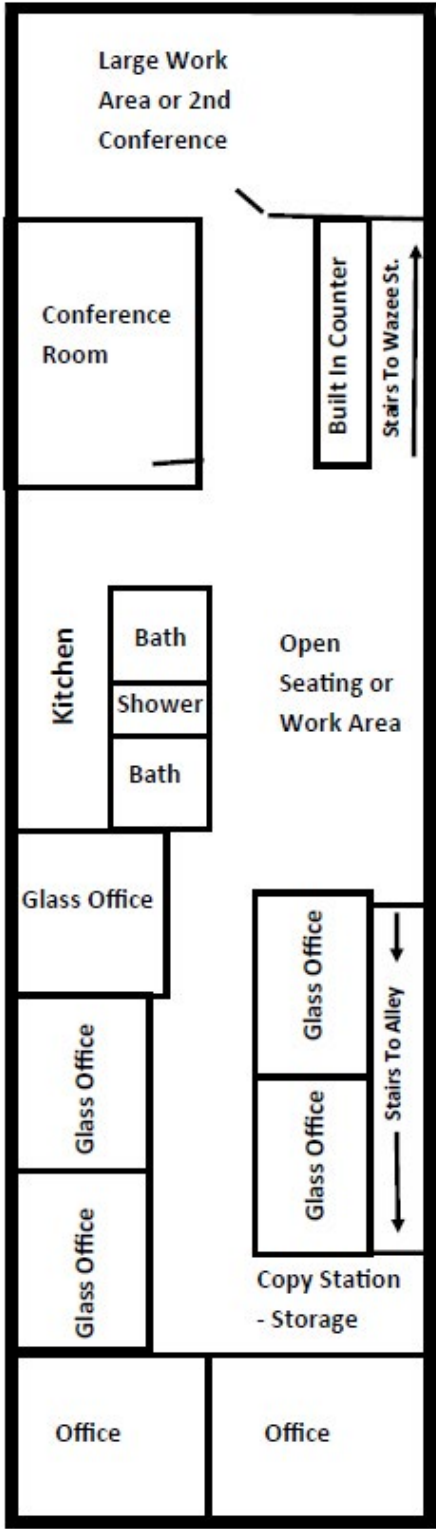
Vice President

303.512.1194

mdeantis@uniqueprop.com

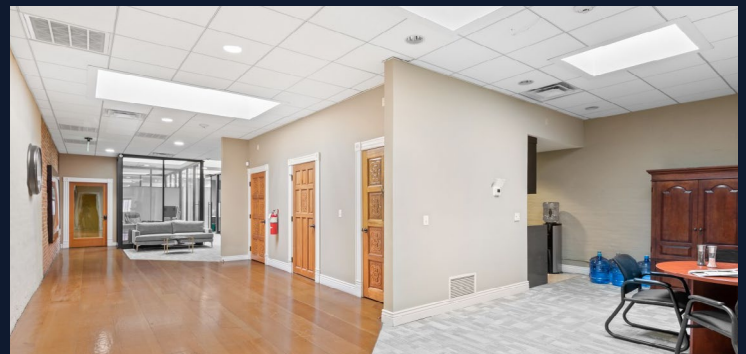
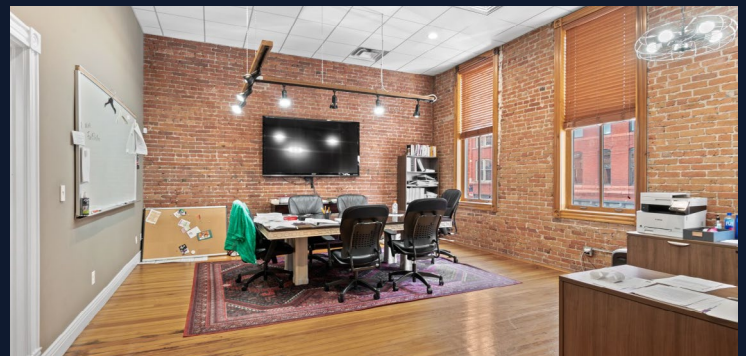
WAZEE ST

Space Plan
Not to Scale



1538 WAZEE ST

DENVER, CO 80202



For more information:



Brett MacDougall

Vice President

303.512.2736

bmacdougall@uniqueprop.com

Michael DeSantis

Vice President

303.512.1194

mdeantis@uniqueprop.com