

FOR SALE AND LEASE
\$1,799,000 | \$8.25 SF/YR (NNN)



2775 W HAMPDEN AVE

Englewood, CO 80110



AVAILABLE SF

6,300 SF



BUILDING SF

12,600 SF



EXPENSES

\$3.02 EST

PROPERTY HIGHLIGHTS

- High Quality Finishes
- Two stories - Second Floor is Vacant
- Ample Parking - Parking Lot Lease in place on north side of Building
- Easy Access
- Flexible Layout



LOT SIZE

31,093 SF



PARKING

20 - SPACES
- MORE
AVAILABLE



YEAR BUILT

1981

PROPERTY DESCRIPTION

High quality finishes in a two story freestanding office building. Glass walls throughout and ample parking in the front of the building. Turnkey for any office user. Easy access off Santa Fe and Hampden Ave. Ample amenities for any user in the surrounding area adds value to this location. The first floor is leased.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



AERIAL MAP



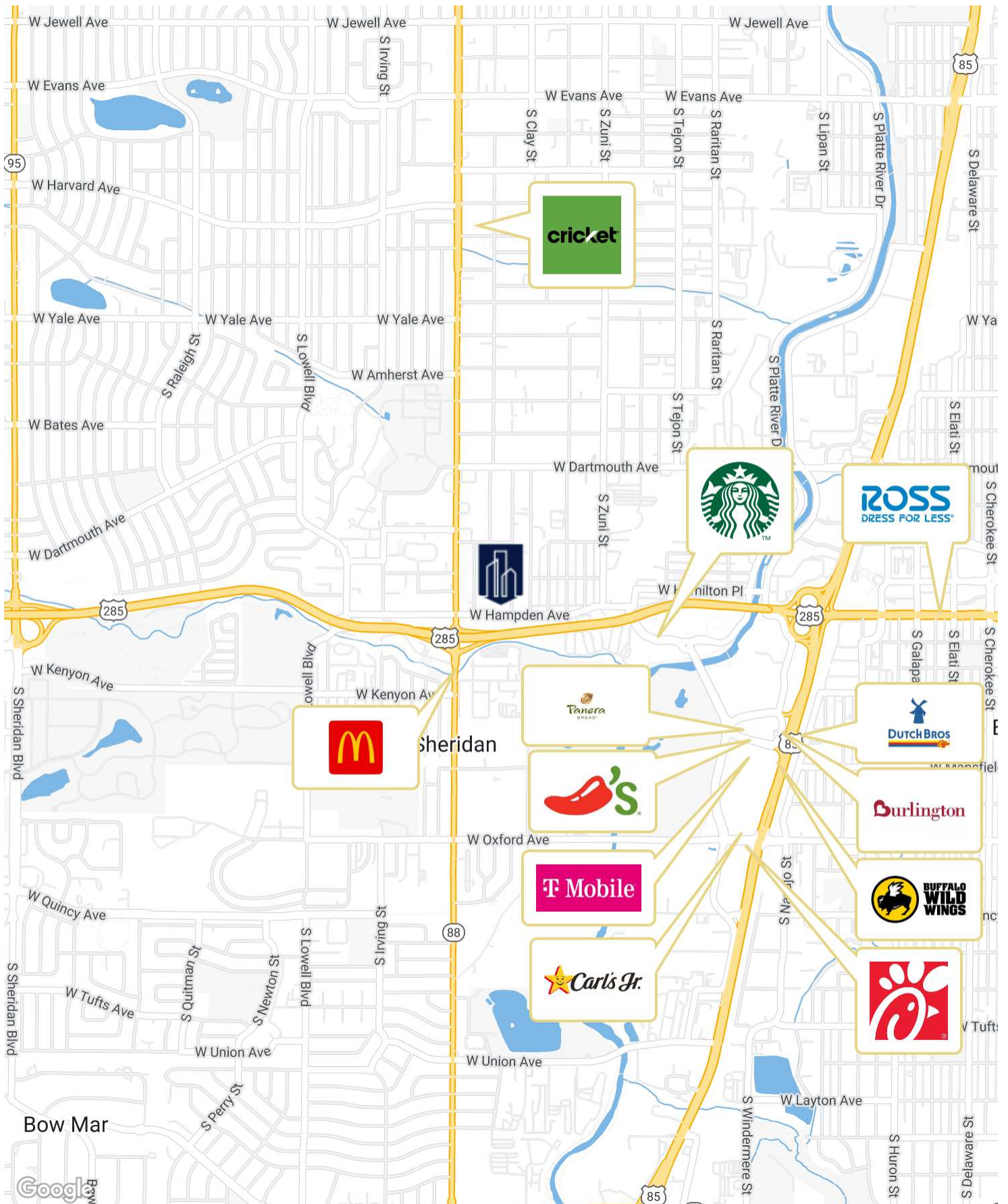
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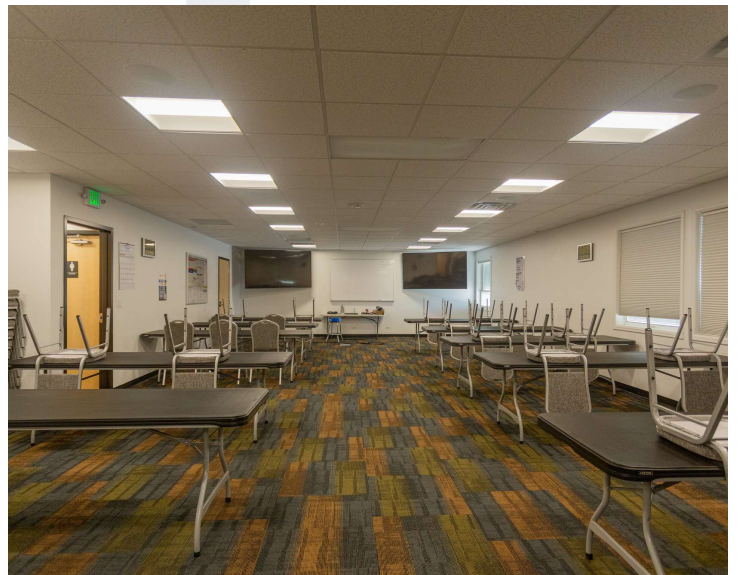
LOCATION MAP



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**MADISON
COMMERCIAL
PROPERTIES**

ADDITIONAL PHOTOS



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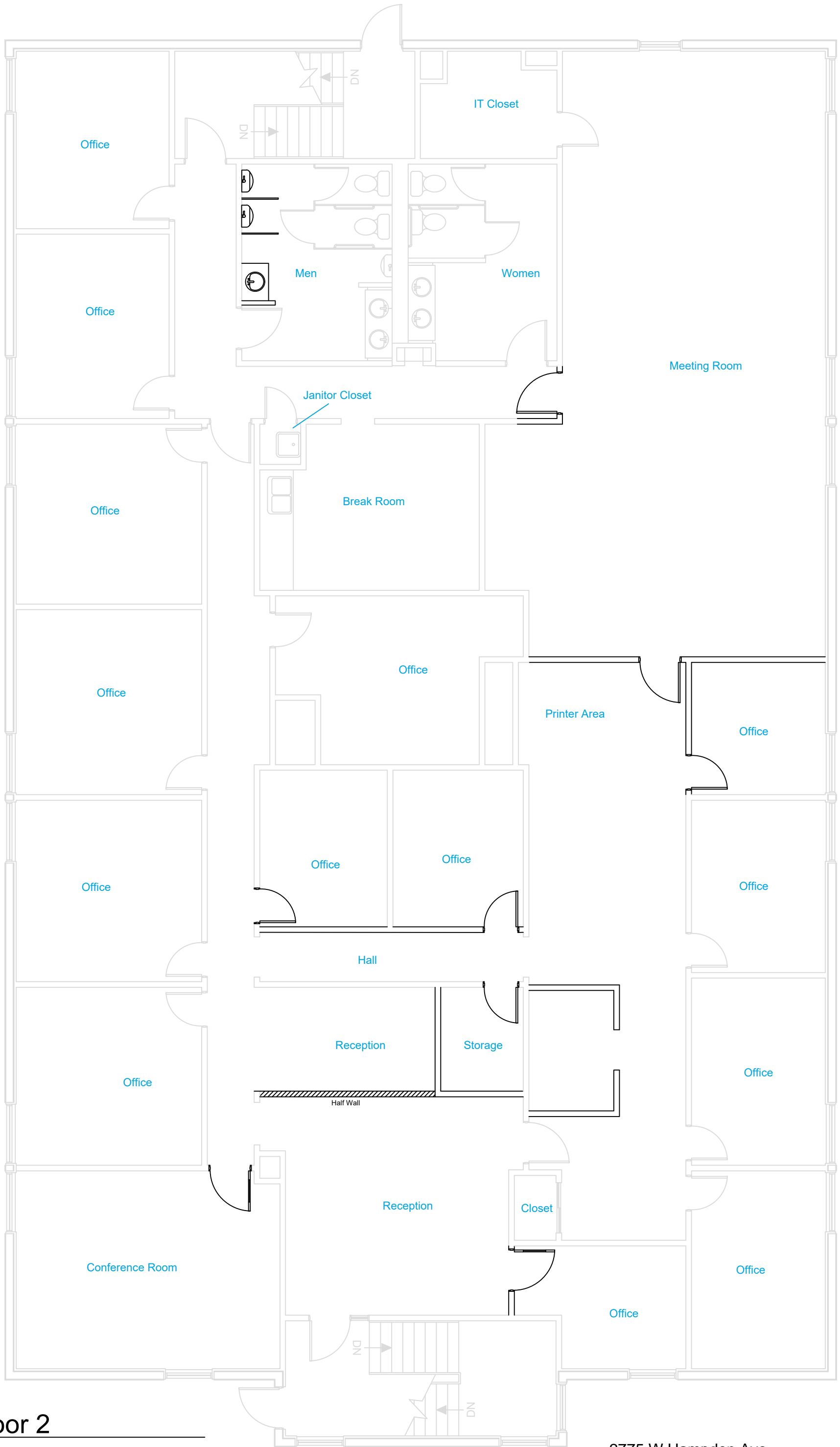
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Floor 1

2775 W Hampden Ave



Floor 2

2775 W Hampden Ave