



BENCHMARK
COMMERCIAL REAL ESTATE



3528 Tejon St. #140
Denver CO 80211

FOR SALE
\$625,000



UNIT SIZE: 1,359 SF



HOA: \$443.54 (INCLUDES H2O, TRASH/RECYCLING, SNOW PLOWING, LANDSCAPING, AND EXTERIOR BLDG. MAINTENANCE)



PROPERTY TAXES: \$8,172 PER YEAR



ZONING: U-MX-3 ZONING CONDUCTIVE TO LIVE/WORK SUBJECT TO ZONING PERMIT



FURNITURE: HERMAN MILLER AND KNOLL FURNITURE AVAILABLE / NEGOTIABLE.



PARKING: 2 DEEDED PARKING SPACES + 1 VISITOR SPACE – ADDITIONAL STREET PARKING



1st Floor Conference Area



1st Floor Work Stations



2nd Floor Work Stations



2nd Floor Work Stations



2nd Floor Conference Area



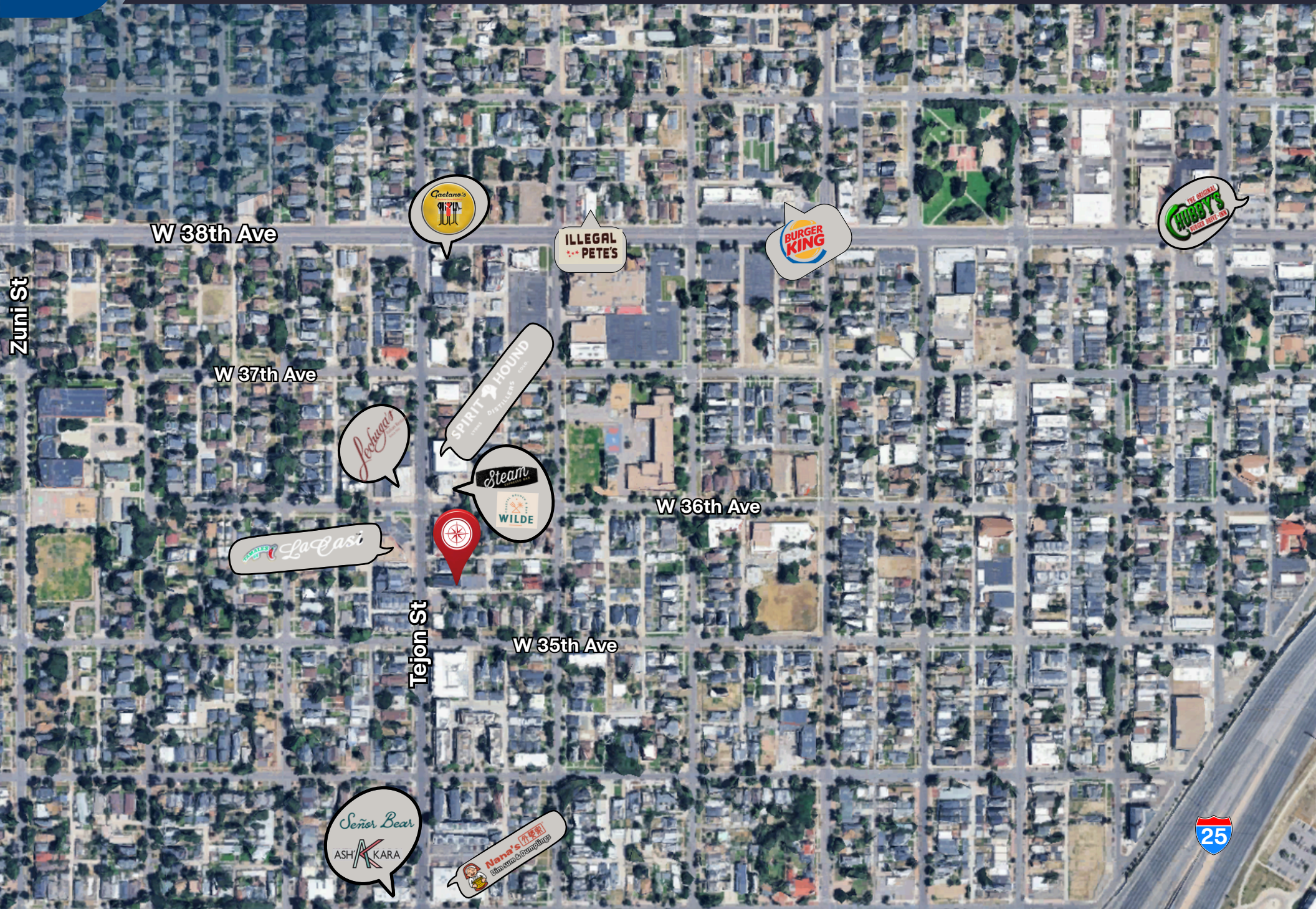
1st Floor Kitchen



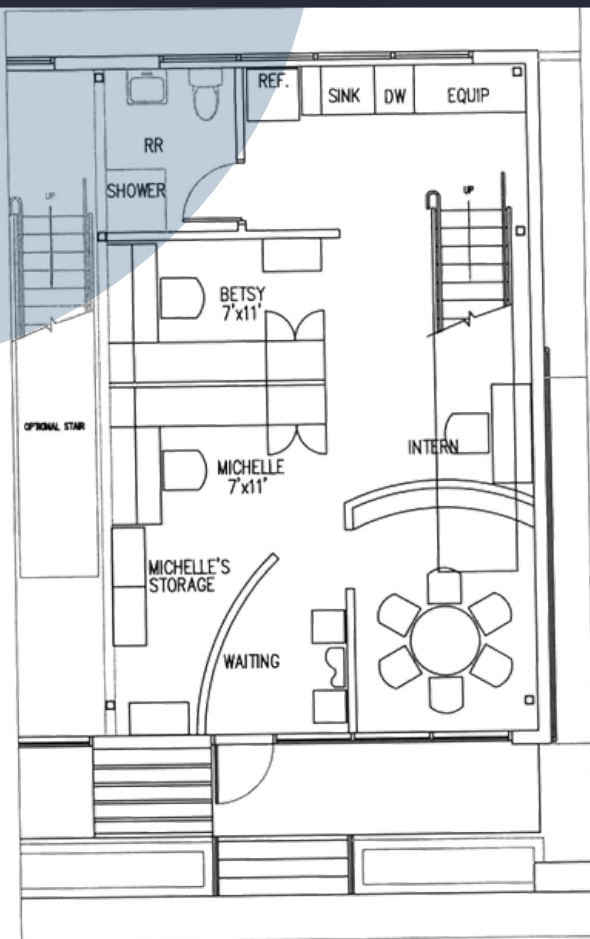
1st Floor Conference Area



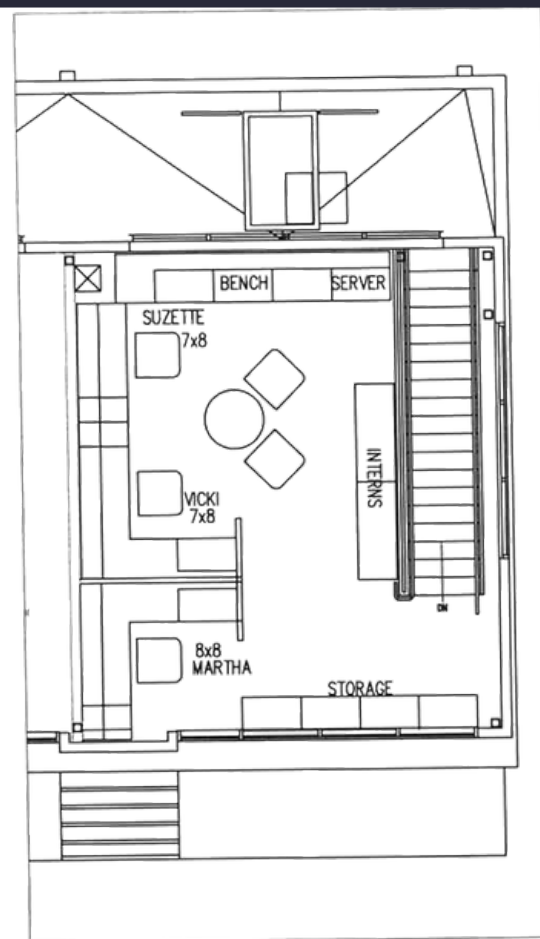
Located in Denver's desirable Highland neighborhood, this Class A office condominium is surrounded by an active, walkable mix of restaurants, coffee shops, and neighborhood services. A latte, yoga session, or lunch is just steps away. With convenient access to I-25 and I-70, the property offers both connectivity and lifestyle appeal. A recipient of the Mayor's Design Award, the building features abundant natural light, quality finishes, and off-street parking, presenting a rare opportunity in one of Denver's most vibrant districts.



1ST FLOOR
SCALE: 1/8" = 1'-0"



2ND FLOOR
SCALE: 1/8" = 1'-0"



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