



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 CONDUCIVE 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



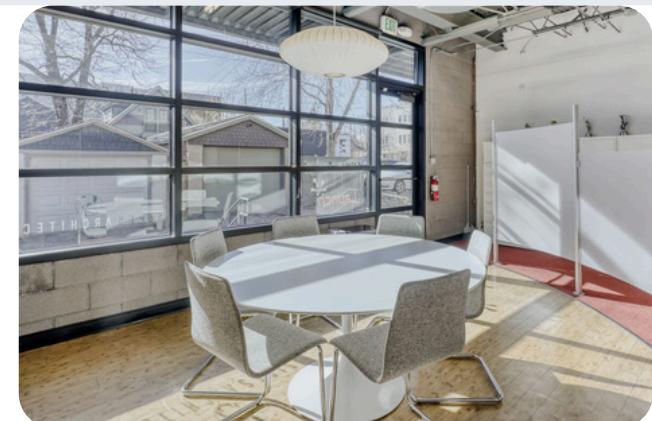
2nd Floor Work Stations



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.

W 38th Ave



ILLEGAL
PETE'S



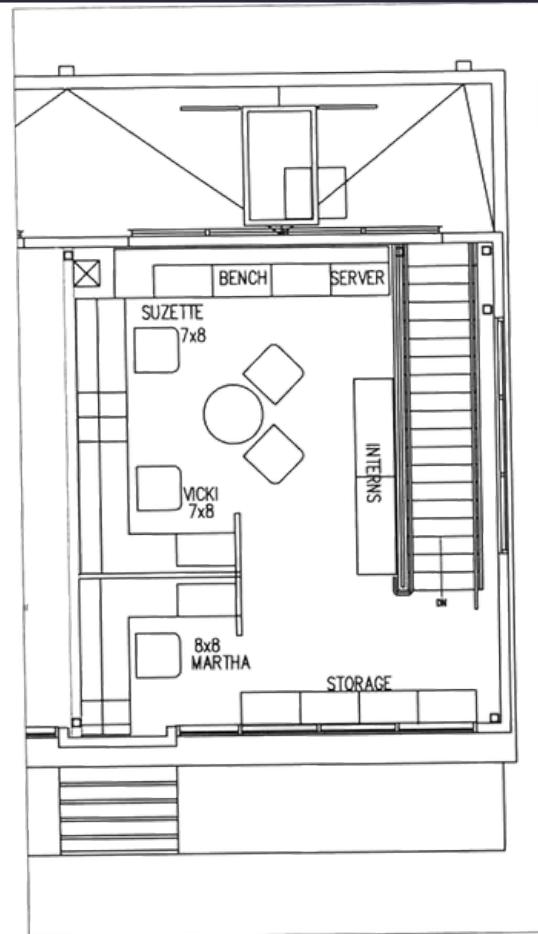
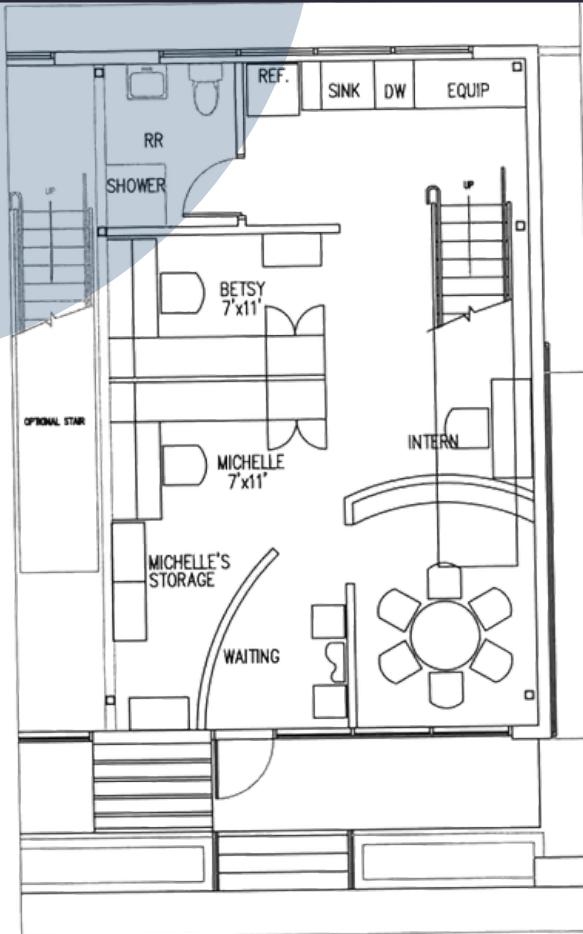
W 37th Ave



W 36th Ave

W 35th Ave





Jason Bollhoefer

303.395.0116

Jason@CREBenchmark.com

www.CREBenchmark.com



Tanner Mason

303.395.0112

Tanner@CREBenchmark.com



BENCHMARK
COMMERCIAL REAL ESTATE