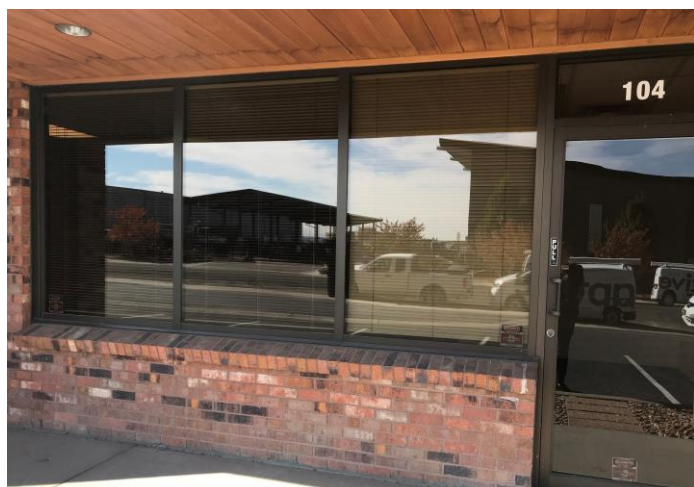


1st FLOOR RETAIL/ OFFICE SPACE FOR



Property Highlights

- 503 SF – Front – Great for Reception Area
- 300 SF – Back – Office, or other uses
- \$15.77 NNN - (2025 NNN are \$6.86 SF)
- On-site parking
- Individual Building Signage
- On-Site Property Management
- Conference Room Available
- Excellent Location - Just off I-25 and Arapahoe Rd.
- Close to Light Rail, Restaurants, Sprouts, Post Office, Home Depot, Lowes
- Top Golf and PGA Superstore just down the block
- Easy access to I-25, I-225, C-470 and E-470
- Monthly Rents \$1,515.00/Deposit \$1,515.00
- Minimum one (1) year lease
- Great Mix of Tenants

AVAILABLE JUNE 1, 2025



TONY HEMMINGER

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GREENWOOD VILLAGE, CO 80112