



FOR LEASE

2,628 SF Office/Warehouse

4650 S Garden Street | Englewood, CO 80110

**RATE REDUCED!**



**Fully Temperature Controlled  
Office/Warehouse**

CONTACT:

**GREG KNOTT**

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

**EARL DUFFY**

SENIOR BROKER ASSOCIATE

303.968.4929

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



## 4650 S GARDEN STREET

### OFFERING SUMMARY

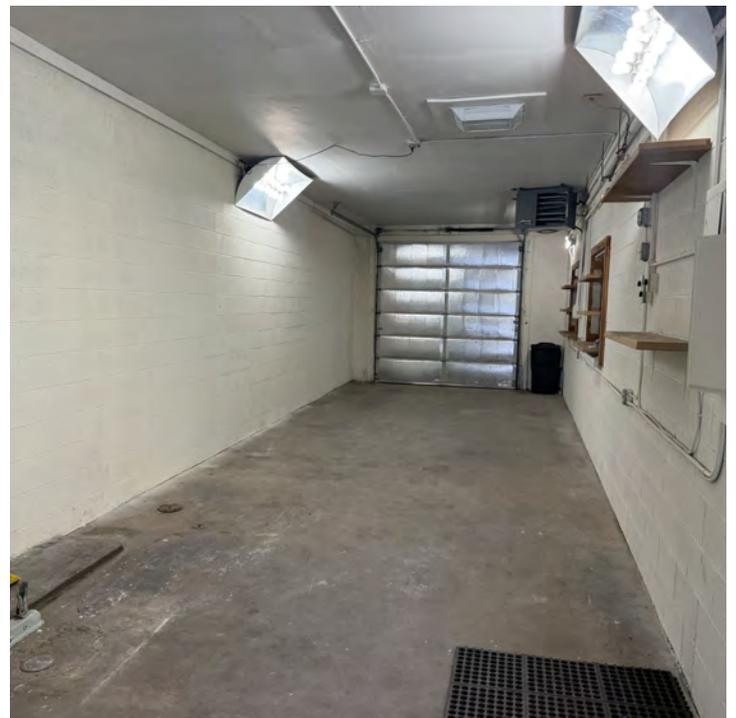
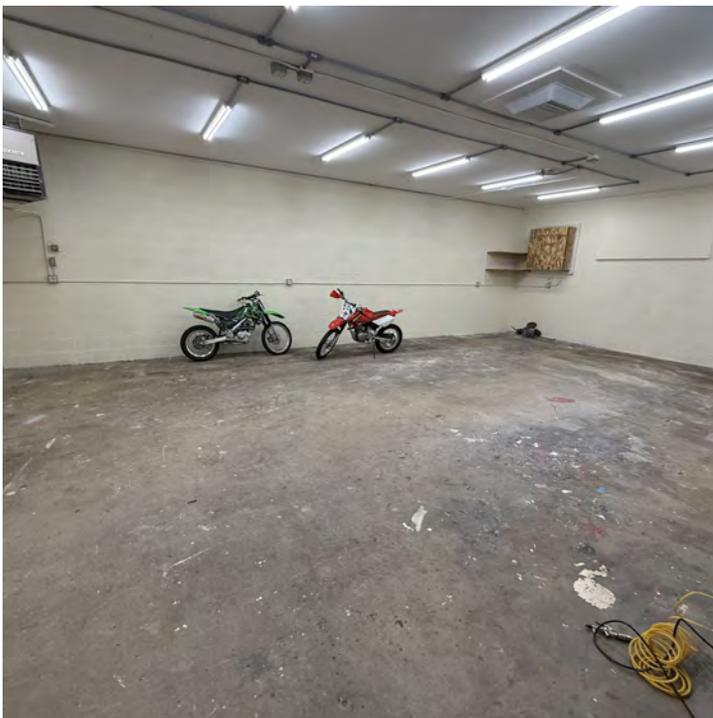
<b>Available SF:</b>	2,628 SF
<b>Lease Rate:</b>	<b><u>\$12/SF NNN</u></b> \$14.00 SF/yr (NNN)
<b>Lot Size:</b>	0.11 Acres
<b>Grade Level Doors:</b>	1 - 9'x9'
<b>Clear Height:</b>	10'
<b>Power:</b>	200a 3ph (TBV)
<b>Zoning:</b>	I-1

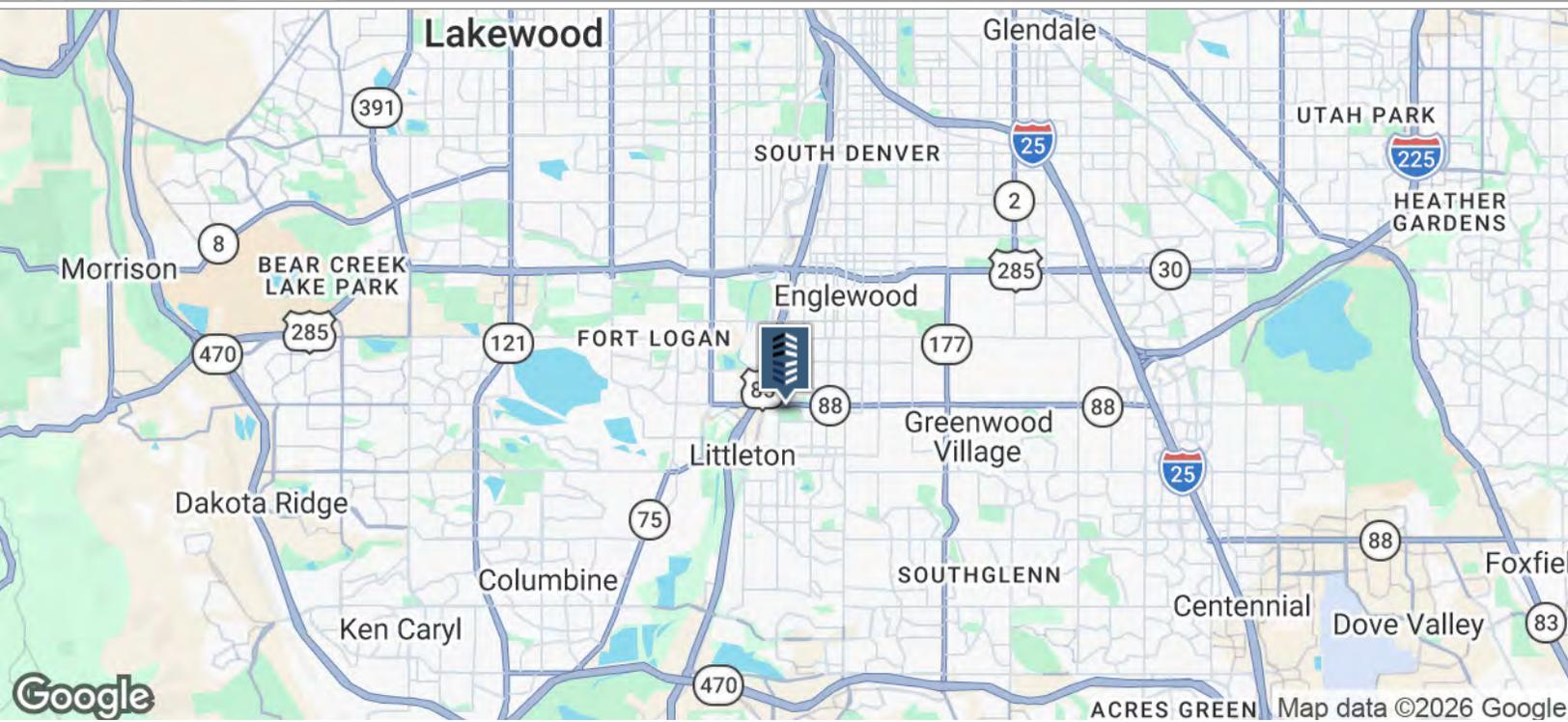
### PROPERTY OVERVIEW

Recently upgraded office-warehouse space in a highly accessible south-central location. Convenient access to Santa Fe Drive and the greater Denver metro area. Property improvements include a new roof, updated swamp coolers, and GFA heaters. Well-configured small bay space suitable for a wide range of business uses. NO HEAVY AUTO USES

### PROPERTY HIGHLIGHTS

- Functional Office/Warehouse split
- Fully Temperature Controlled - 2 Brand New Swamp Coolers and New GFA Heater
- 220v Plug
- 200a 3ph Power (TBV)
- 9'x9' Drive in Door
- Freespan storage space
- Shop Sink





## CONTACT:

**GREG KNOTT**  
 EXECUTIVE VICE PRESIDENT  
 303.521.3648  
 gknott@uniqueprop.com

**EARL DUFFY**  
 SENIOR BROKER ASSOCIATE  
 303.968.4929  
 eduffy@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.