

FOR SALE OR LEASE

450 DECATUR ST DENVER, CO 80204



ABOUT THE PROPERTY

Two-story, single-tenant office building with ample parking in the Valverde neighborhood of Denver. In-place income if purchased. Extremely accessible - Minutes away from 6th Avenue Freeway & I-25.

PROPERTY FEATURES

- Building Area: 8,170 SF (4,085 SF per floor)
- Land Area: 23,496 SF
- Parking: 33 Spaces
- Zoning: I-MX-3; Industrial-Mixed Use-3 stories

CONTACT

PAUL CATTIN, CCIM, MICP
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paul@platinum-cre.com

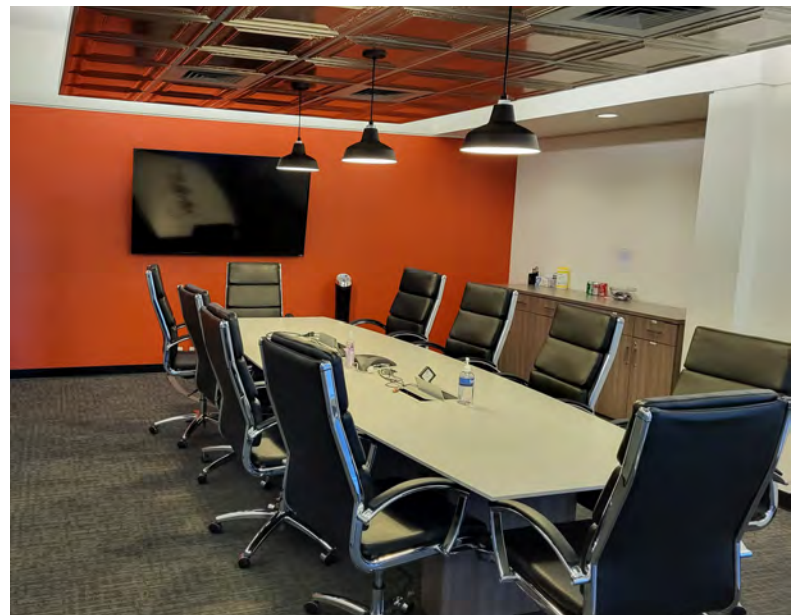
ADAM HUBSCHMAN, CCIM
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SALE PRICE

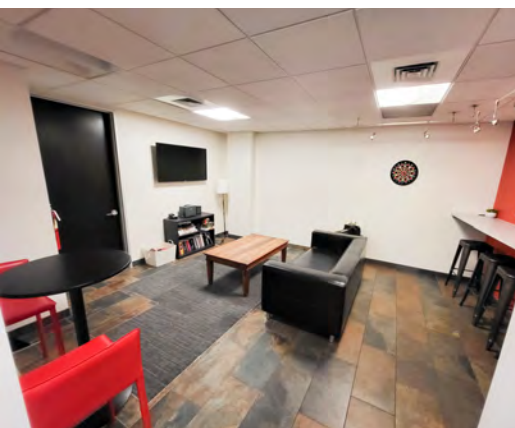
Contact Broker

LEASE RATE

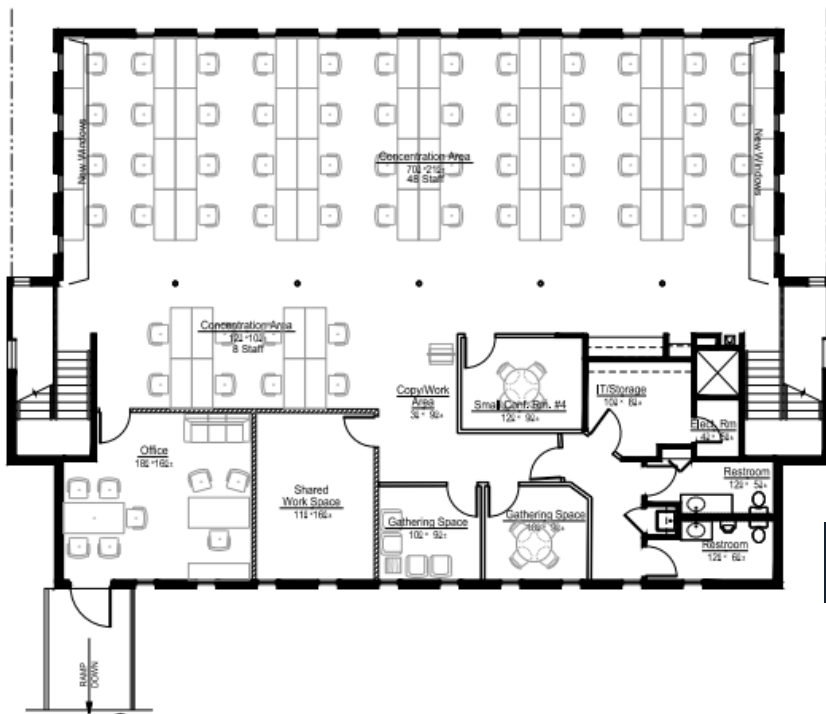
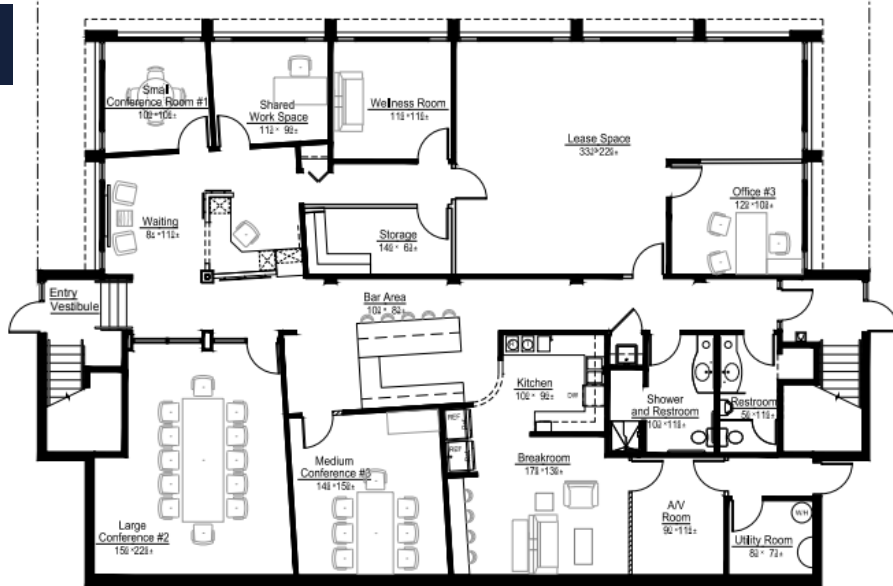
\$15.00/SF NNN



Collaborative office space throughout the building - Training room, 2 conference rooms, 3 huddle rooms, break room, and entertainment area.



LEVEL 1



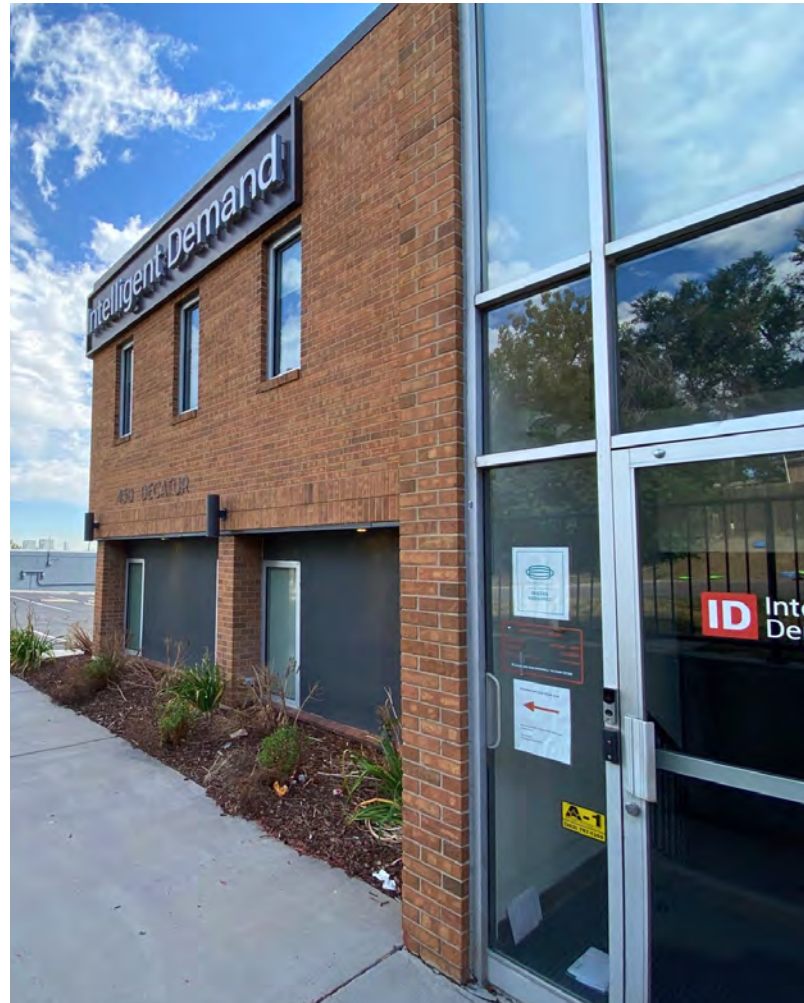
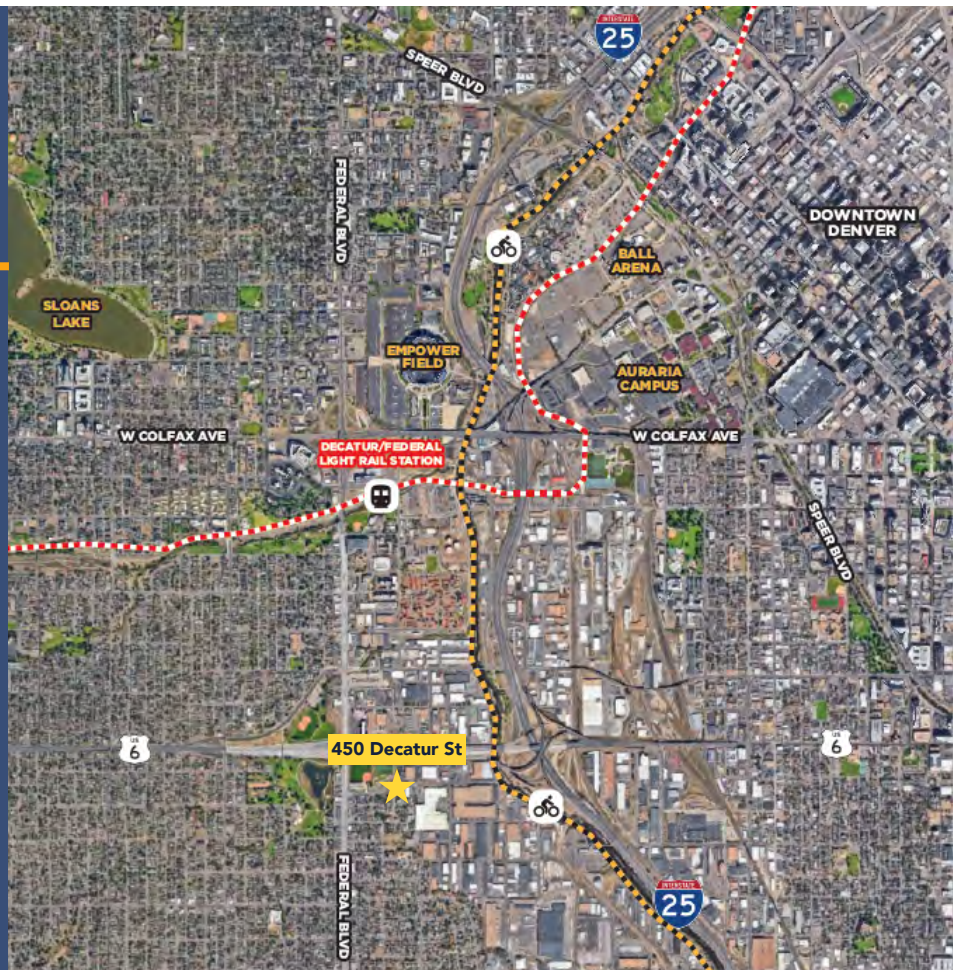
LEVEL 2



450 DECATUR ST
DENVER, CO 80204

LOCATION HIGHLIGHTS

- Minutes away from 6th Avenue Freeway & I-25
- Valverde neighborhood of Denver
- Near new developments in Sun Valley and River Mile
- Located in an Enterprise Zone



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