

**DOWNTOWN OFFICE CONDO & 3 PARKING SPOTS**

**FOR SALE**  
**\$949,000**

1350 N Lawrence Street , 1A, Denver CO 80204



**HOA Monthly Dues:** \$2,100



**TOTAL SF:** 3,112 (\$350 per SF)



**2024 Property Taxes:** \$12,671.30



**Year Built:** 1981



**Renovated:** 2007 & 2017



**Zoning:** D-TD

**1350 North Lawrence Street 1A**, is a perfectly sized office Condo for your business located in the heart of Downtown Denver with convenient, fast and easy access to the highway, 16th street mall, Ball Arena, the Denver Center for Performing Arts, Light Rail and much more. The property includes 3 secure garage parking spaces as well as additional on-street parking directly in front of the main entrance allowing guests to easily find you with easy in and out access. Boasting a desirable walkability, the building is mere blocks from the Convention Center, Union Station, 16th Street Mall, Ball Arena, Larimer Square, Several Hotels, Retail and Restaurants. The floorplan allows up to seven large offices, all on glass, with amazing North Speer Blvd. views, additional open work/cube area, a well sized waiting area with a professional reception desk, full-service coffee bar at waiting area, large kitchen with plenty of eating and counter space, large storage room and secure access to parking garage through connected lobby.

- **3,112 Square Feet Rennovated, Turnkey office condo**
- **Includes 3 Deeded Covered, Secure, Parking Garage Spots**
- **Secure elevated ground floor office**
- **Recently Rennovated, Turnkey Space**
- **Large open workspace and private offices offer plenty of natural light**
- **Prime Downtown location**
- **24-hour building access and on-site management**

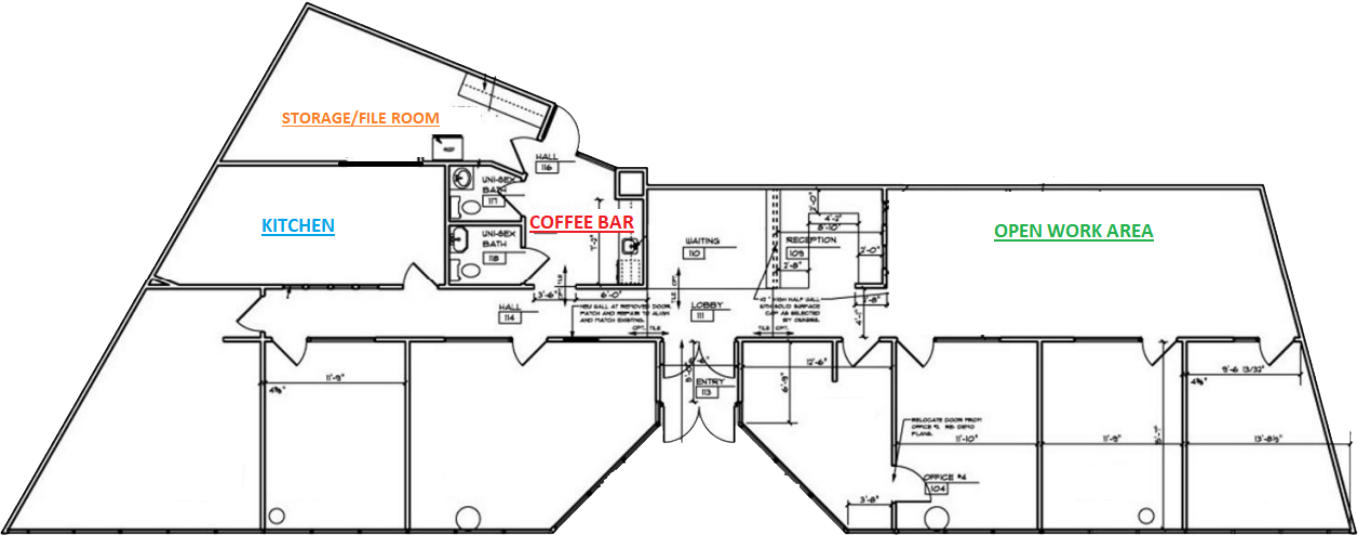


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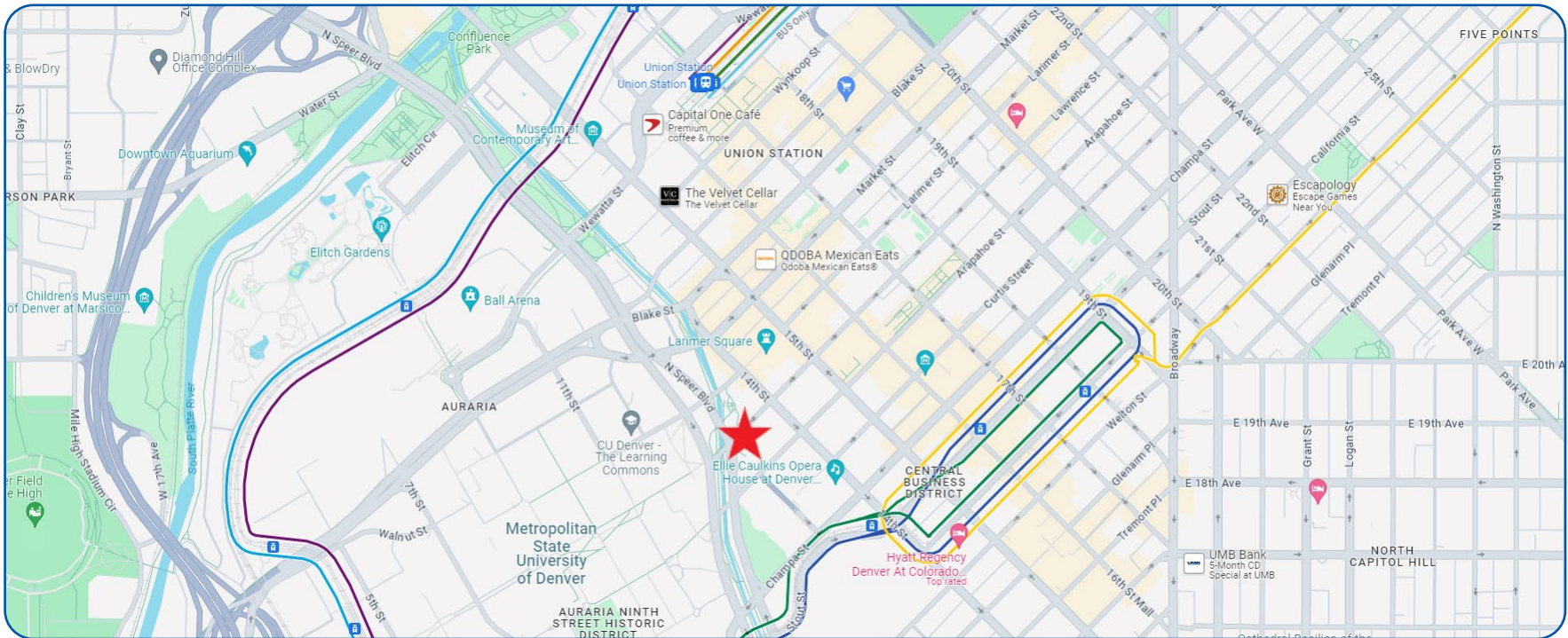
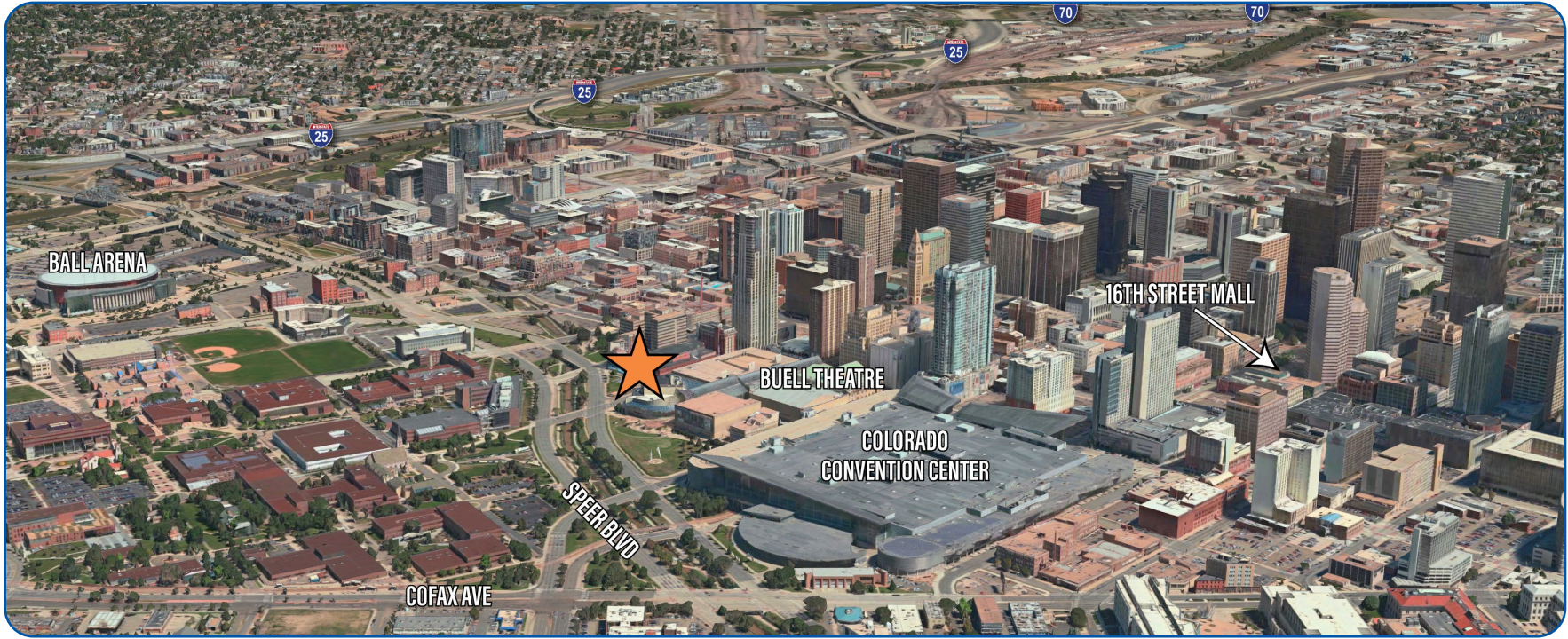
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**WE WORK HARD. WE FIND SOLUTIONS. WE DELIVER RESULTS.**

# FLOORPLAN

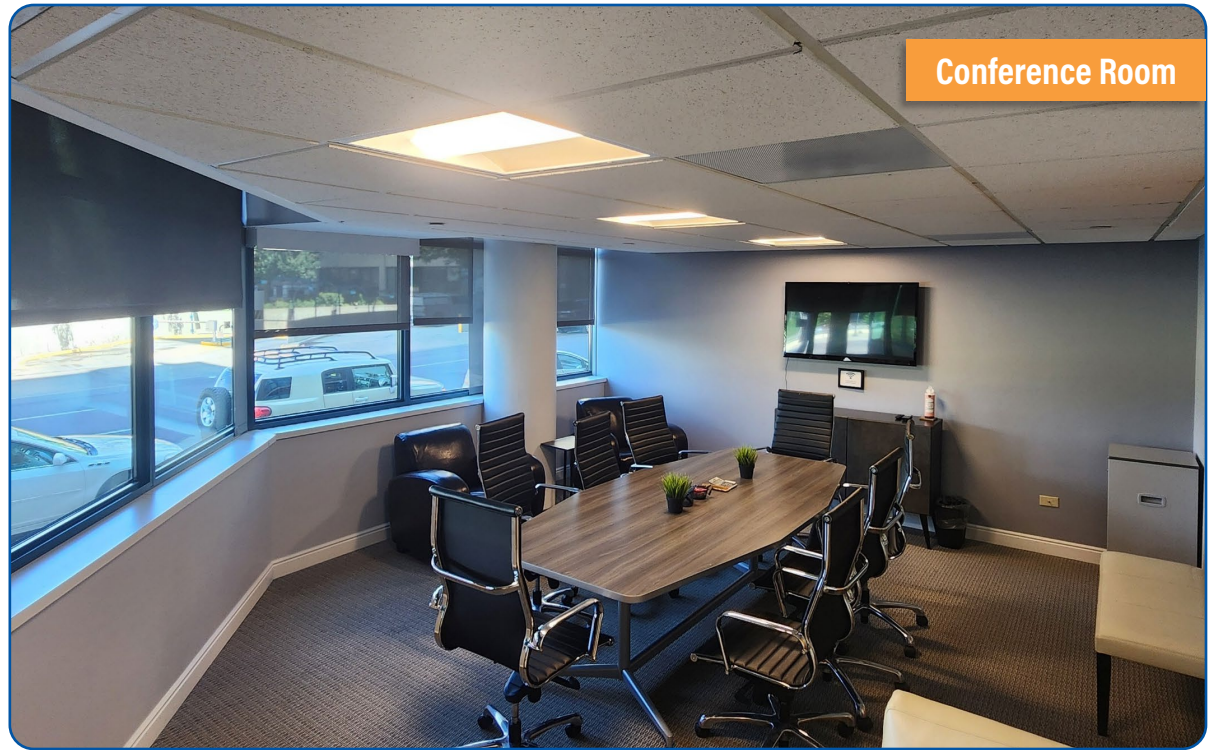


# AERIAL & SITE MAP





Office with View



Conference Room



Kitchen



Reception



Coffee Bar



Storage Room



**Joshua K. Cohen**

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## **WE WORK HARD. WE FIND SOLUTIONS. WE DELIVER RESULTS.**

John Propp Commercial Group, established in 1997, is a full service Commercial Real Estate Brokerage Company located in Greenwood Village, Colorado. We provide a wide range of services and expertise to Owners, Users and Investors of commercial real estate.

Annually recognized as one of the Top 10 “boutique” commercial brokerage offices in Denver, John Propp Commercial Group has built its reputation and success on providing its clients and customers the utmost in professionalism and respect.



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