



TCN
WORLDWIDE
REAL ESTATE SERVICES

FOR LEASE - RETAIL/OFFICE 1,000 SF FREESTANDING BUILDING

809 South Federal Boulevard | Denver, CO 80219



**RECENTLY RENOVATED, MONUMENT SIGNAGE,
AMPLE PARKING, DIRECTLY ON FEDERAL**

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809 SOUTH FEDERAL BOULEVARD

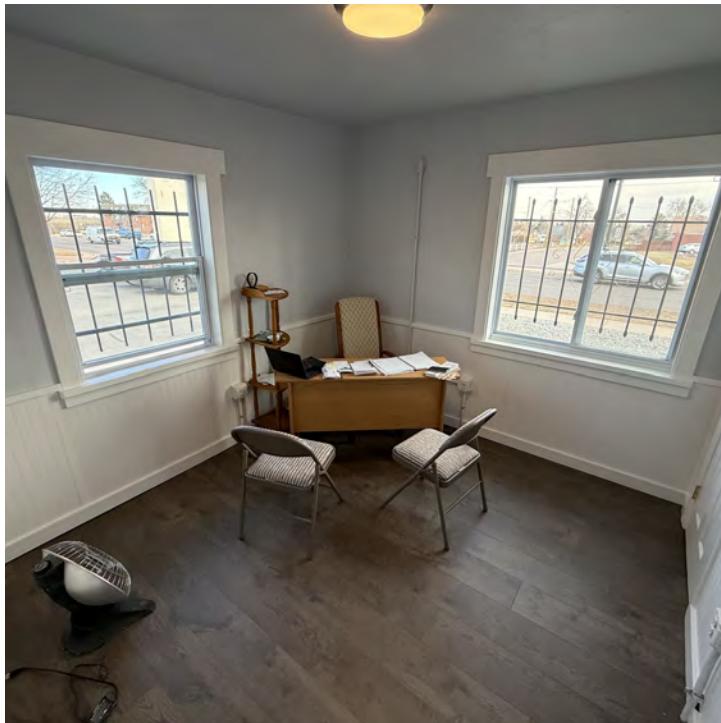
OFFERING SUMMARY

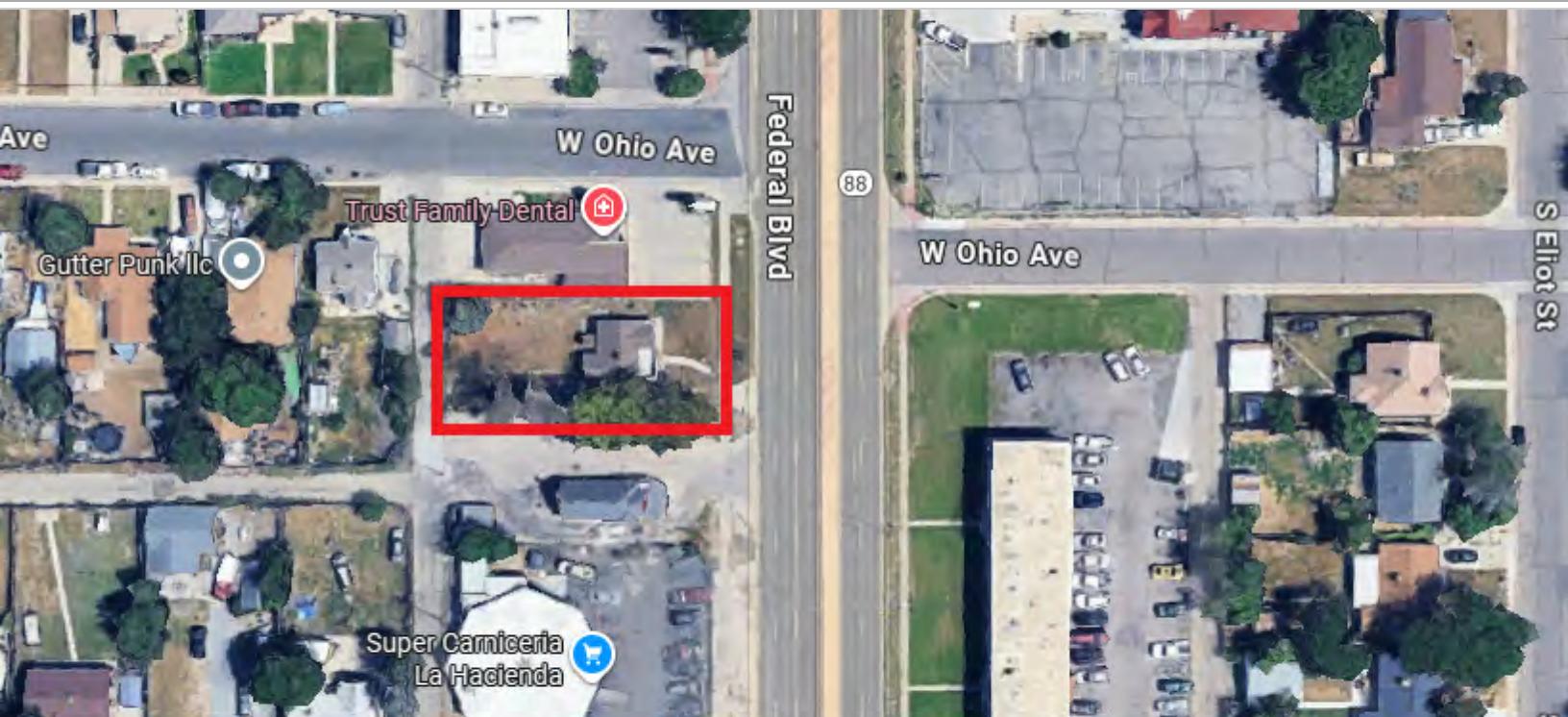
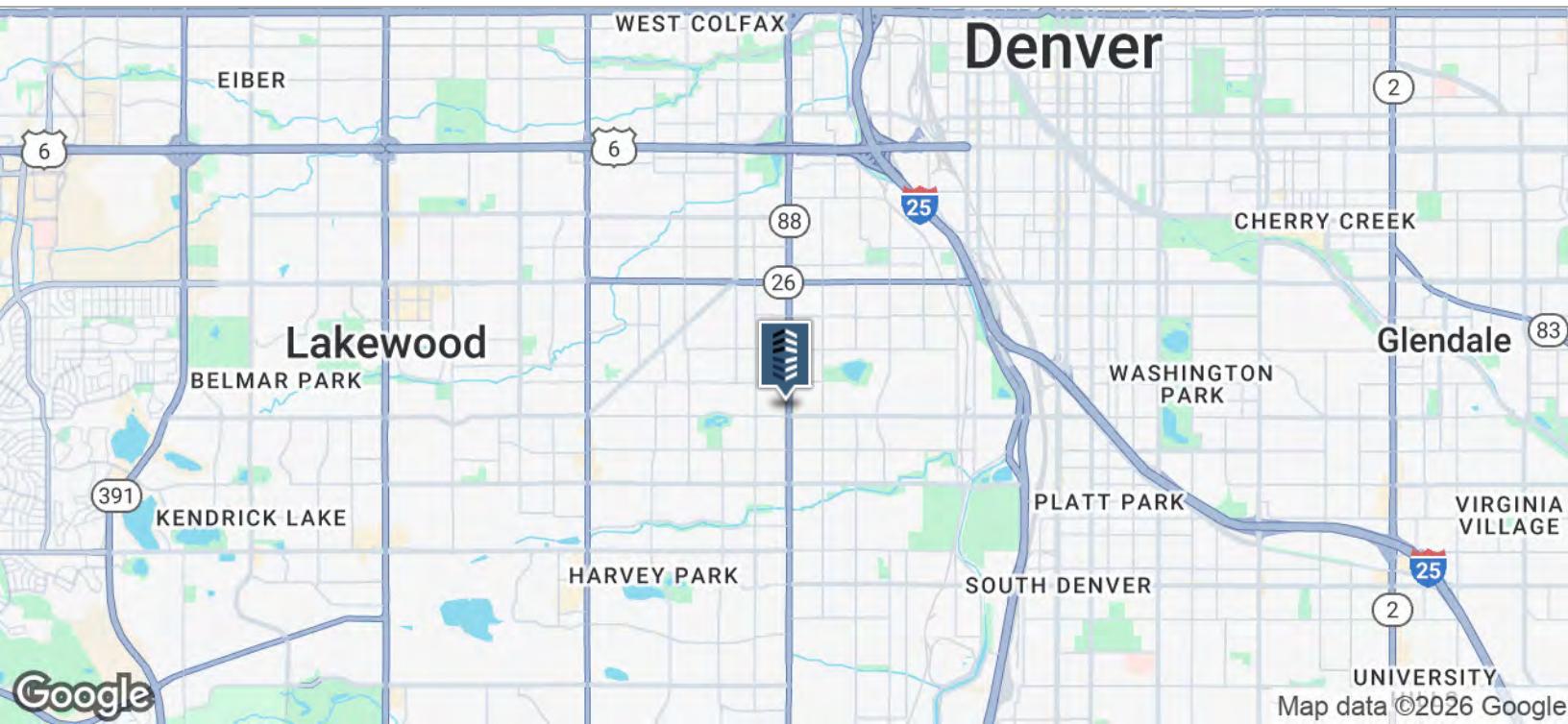
Available SF:	~1,000 SF
Lease Rate:	\$1,900/Month (Mod. Gross)
Parking:	10+ Off Street
HVAC:	Central Air - Heat Only
City/County:	Denver/Denver
Zoning:	E-MX-3

PROPERTY HIGHLIGHTS

- RECENTLY RENOVATED
- New Windows, Kitchen, Flooring, Paint, Furnace, Bathroom, Landscaping
- Large Monument Signage
- 2 Private Offices
- Kitchenette (Sink only, no appliances)
- Clean Basement - Usable for Storage
- AMPLE Parking - 4+ in Driveway
- Additional 10+ Spaces in Rear
- Potential for Drive-Thru Uses
- Uses allowed include - Office, Retail, Day Care, Medical, Animal Sales or Vet, Light Auto Sales, and More!

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