



# 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**

### CONTACT:

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UNIQUE PROPERTIES

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## 809 SOUTH FEDERAL BOULEVARD

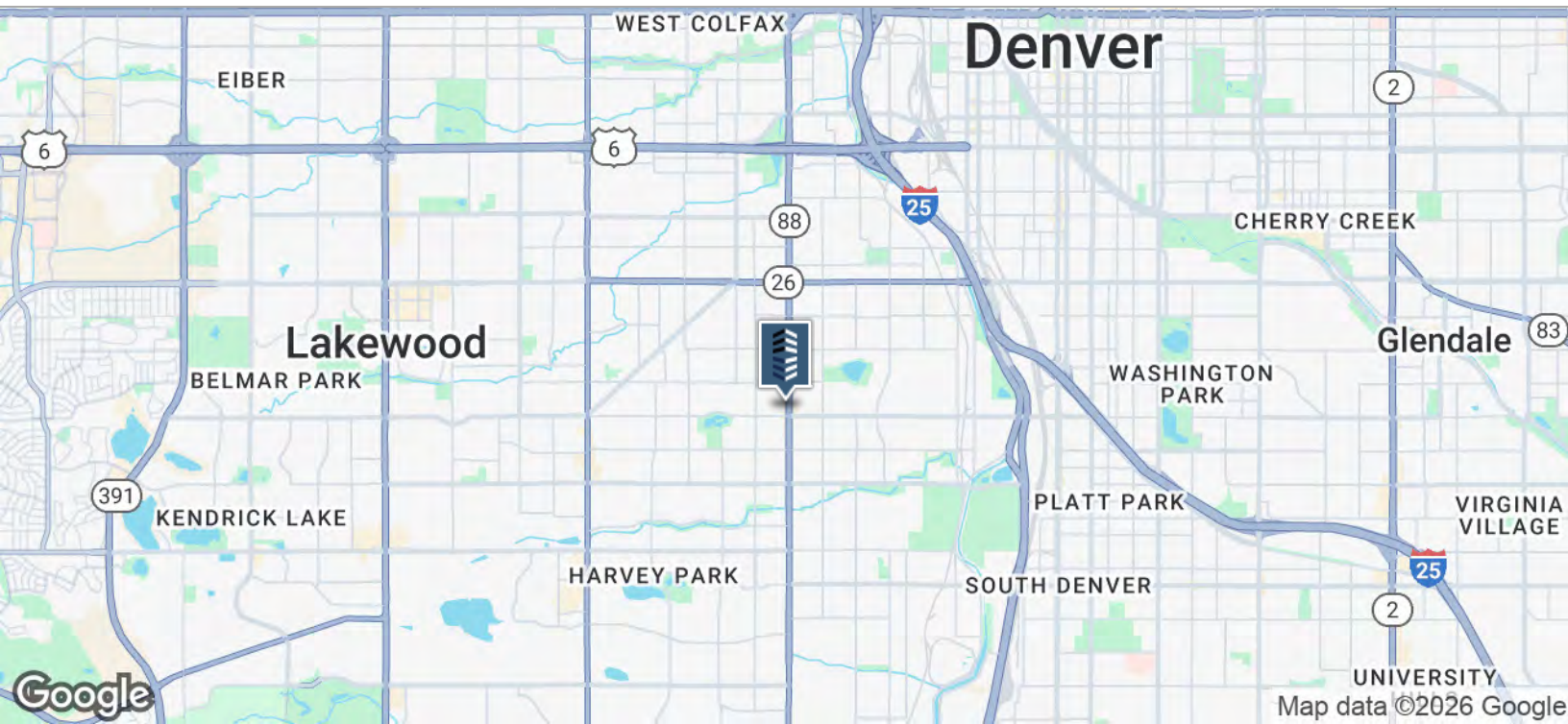
### OFFERING SUMMARY

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