



FOR SALE OR LEASE

3,100 SF - State Of The Art Production Studio/Office
209 Kalamath Street, Unit 1 | Denver, CO 80223



Perfect For Live/Work/Office/Flex/Gym

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209 KALAMATH STREET, UNIT 1

OFFERING SUMMARY

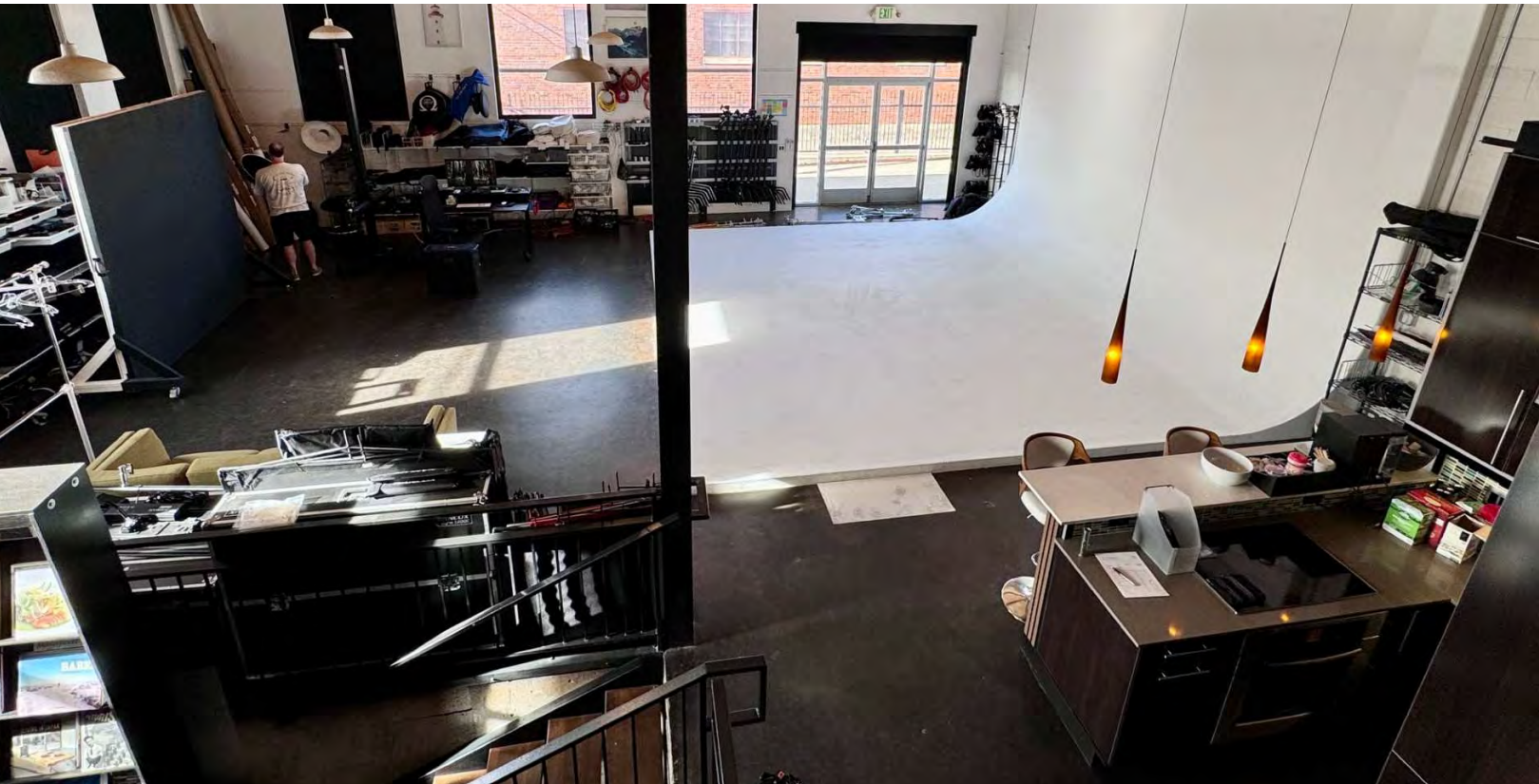
Sale Price:	\$995,000
Unit Size:	3,100 SF
Lease Rate:	\$5,000/Month+NN
Est. NNN:	\$6.00/SF
Sprinklers:	Yes (Wet System)
Ceilings:	15'
HVAC"	5 Mini-Split Systems
Unit Size:	3,100 SF
Parking:	3 Deeded Spaces
Power:	200 Amp 3PH
Taxes:	\$15,542 (2024)
Year Built/Renovated:	1951/2022
Zoning:	I-MX-3

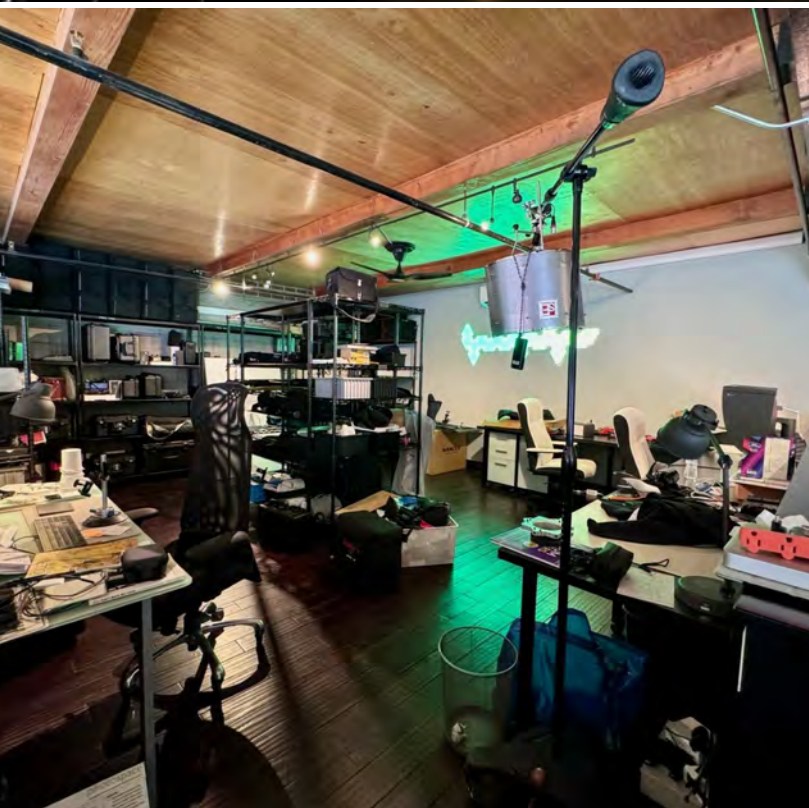
PROPERTY OVERVIEW

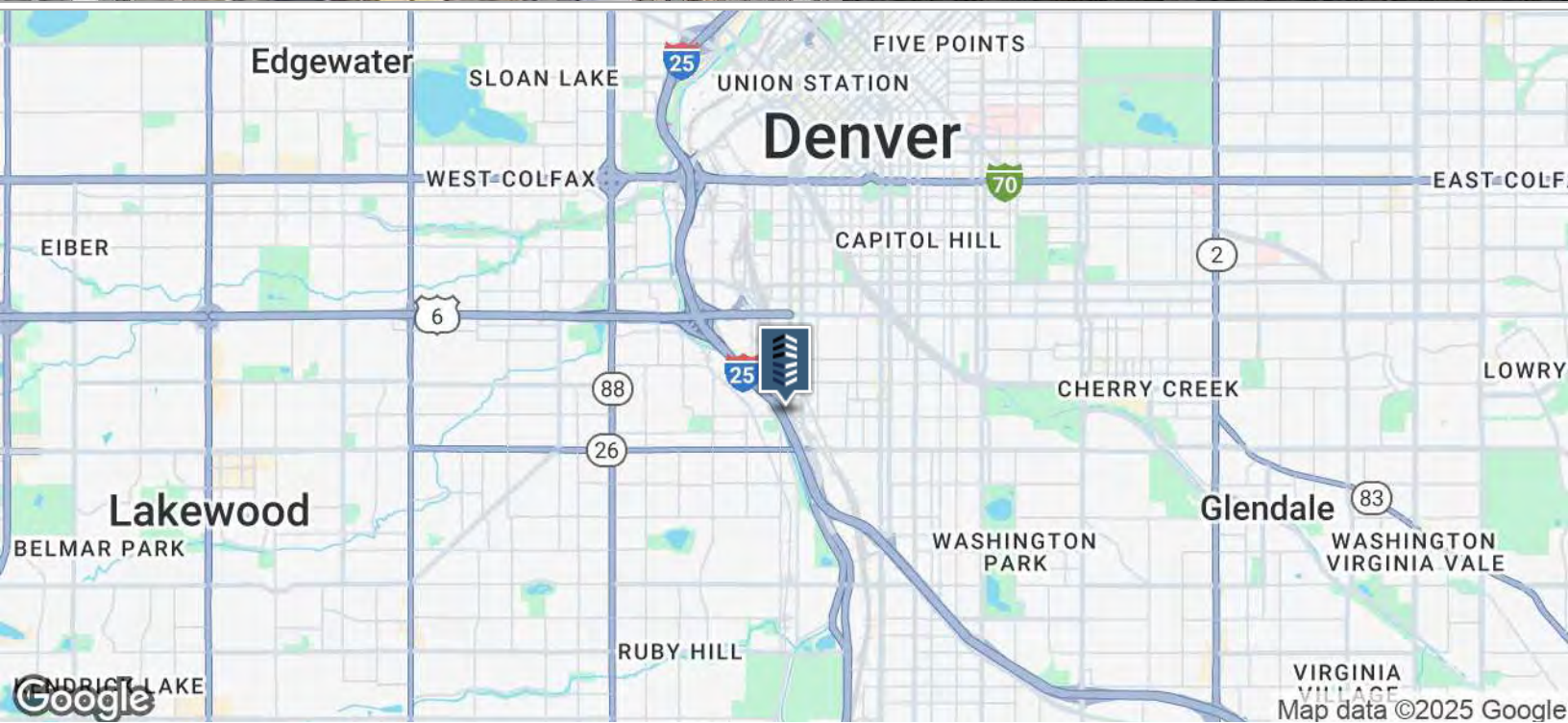
One of the coolest properties on the market. This is the original owner, who had first choice of any unit in this project and chose this one for its superior corner location, ideal size, high ceilings, and outstanding identity. This has been an elite photography and production studio for the last 17 years. Truly one of a kind property. Modern 5 unit mini-split HVAC systems for constant and reliable temp control. This is the only unit that has 3 full deeded parking/storage spaces with the property. Also has its own "private" outdoor patio. Mostly free span, fully fire sprinklered, 2 full sides of glass, heavy power, excellent flow and feel. Ideal for another studio use, advertising/marketing agency, real estate firm, private gym, general creative office uses, flex and light industrial uses, and many more.

PROPERTY HIGHLIGHTS

- Excellent Central Location on the Corner of 2nd & Kalamath
- Amazing Identity and Curb Appeal and Outstanding Build Out
- Modern HVAC System, High Speed Internet, Well Lit
- Original Owner, Extreme Pride of Ownership Condition
- Best Unit in the Entire Bolt Factory Lofts Project!! Unit 1!!







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