



<b>AVAILABLE SF:</b>	600-1,700/SF
<b>LEASE RATE:</b>	\$11.00-\$15.00/SF
<b>LEASE TYPE:</b>	Full Service
<b>CITY:</b>	Denver
<b>COUNTY:</b>	Denver
<b>SUBMARKET:</b>	E Hampden
<b>BLDG USE:</b>	Office
<b>YR BUILT:</b>	1979
<b>BLDG SF:</b>	17,572
<b>BLDG CLASS:</b>	B
<b>PARKING:</b>	4.00/1,000
<b>TENANCY:</b>	Multiple

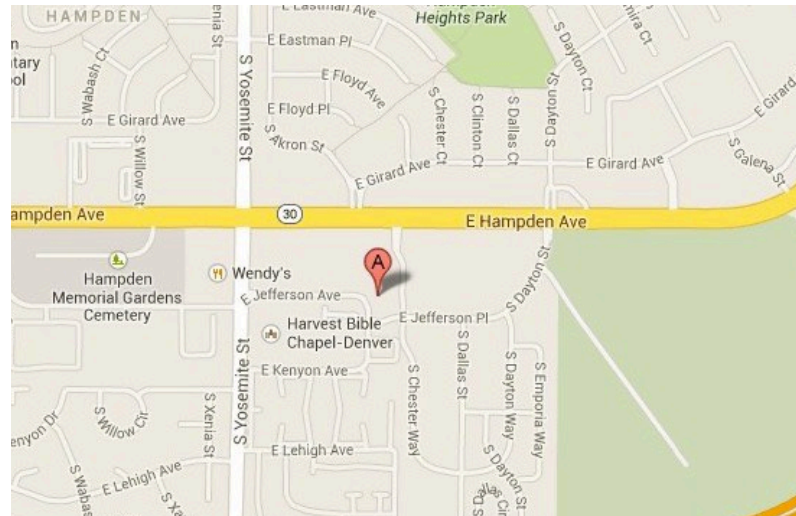
**FOR LEASE | OFFICE SUITES**

## PROPERTY OVERVIEW

The Beeler Building, strategically situated near the crossroads of E Jefferson Avenue and South Yosemite Street, stands as a multi-tenant professional office facility. Within, prospective occupants will find a selection of available suites featuring well-designed floor plans that incorporate a blend of private offices and open work areas. Enhanced by generous windows, sinks/kitchenettes, and upgraded finishes, these suites offer a conducive environment for work. The property stands out with its building signage and ample parking, catering to the needs of both tenants and visitors. Conveniently located in E Hampden, The Beeler Building is an ideal choice for professional office and medical office users in search of high-quality office space. Managed on-site, the property maintains a clean and well-cared-for environment, providing affordable spaces for tenants in the professional office sector.

## PROPERTY HIGHLIGHTS

- Functional Floor Plans w/ Large Windows & Kitchenettes
- Well Maintained and Clean Office Space
- Upgraded finishes to the common areas & Suites
- Unmistakable signage and ample parking
- Great Hampden and Yosemite Location
- Dense Retail Corridor
- Denver Address just North of Denver Tech Center



## CONTACT:

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