



OFFICE / SHOWROOM SPACE FOR LEASE
IN PRIME LOCATION

1 S KALAMATH ST

DENVER, CO 80223

Property Features

- Fully Furnished & Move-In Ready
- Easy Access to I-25
- Close Proximity to Downtown
- Recently Renovated Office Space
- Building Signage Available
- Capabilities for Retail / Showroom Use
- Ample Parking
- Dock High Loading if Needed

Property Summary

Lease Rate:	\$20.00/SF + Utilities
Available SF:	4,930 SF
Total Building SF:	7,531 SF
Lot Size:	20,000 SF (0.46 AC)
Property Type:	Office / Showroom
Zoning:	I-A
County:	Denver
Parking:	22 Dedicated Spaces + Street
Year of Construction:	1957
Number of Stories:	One (1)

For more information:



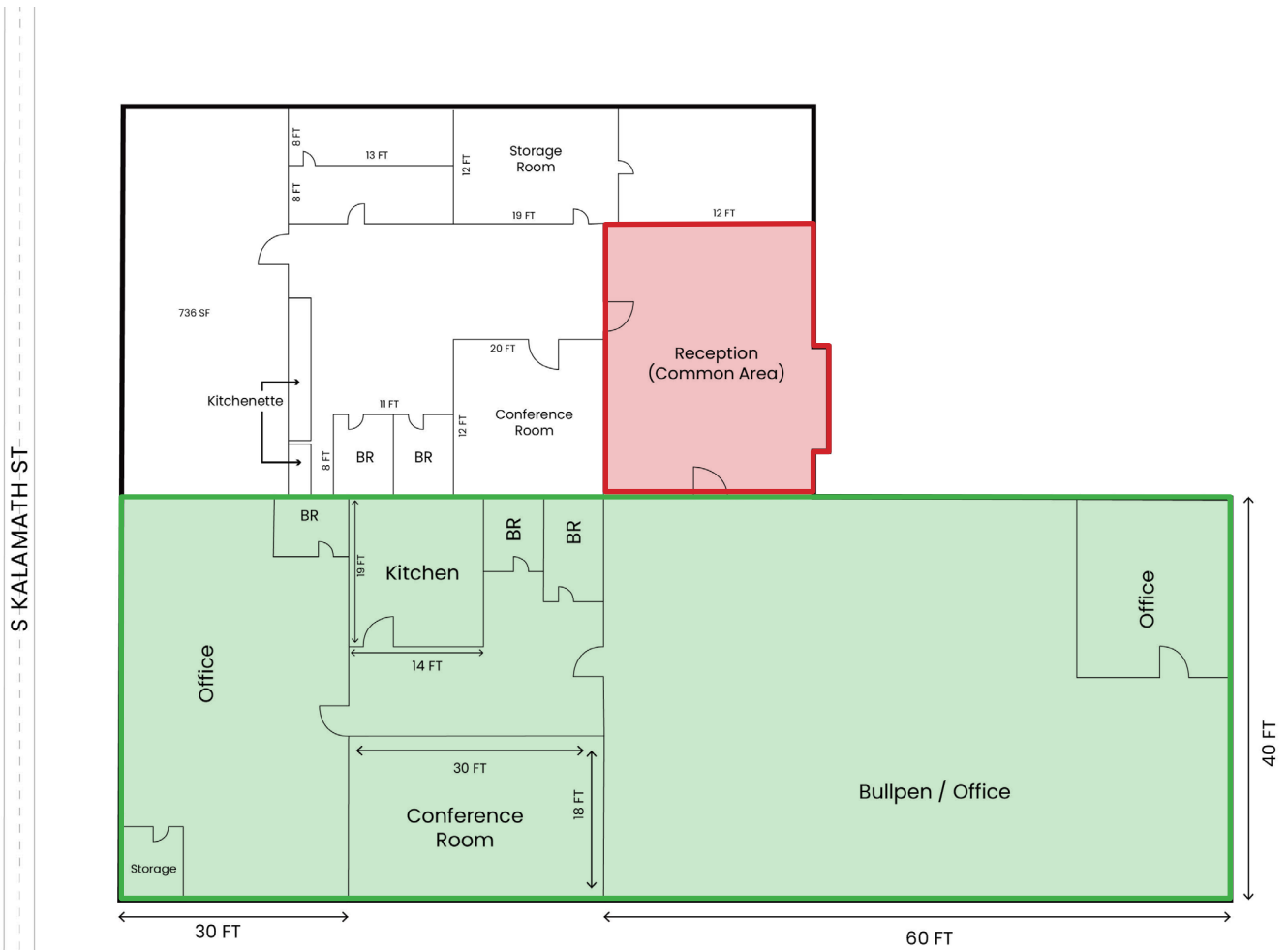
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**ALL MEASUREMENTS SHOWN ABOVE ARE APPROXIMATE



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Unique Properties
400 S Broadway | Denver, CO 80209
303.321.5888 | UNIQUEPROP.COM



8 MIN TO DOWNTOWN DENVER
2 MILES FROM SUBJECT PROPERTY

SUBJECT PROPERTY
1 S KALAMATH ST

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