

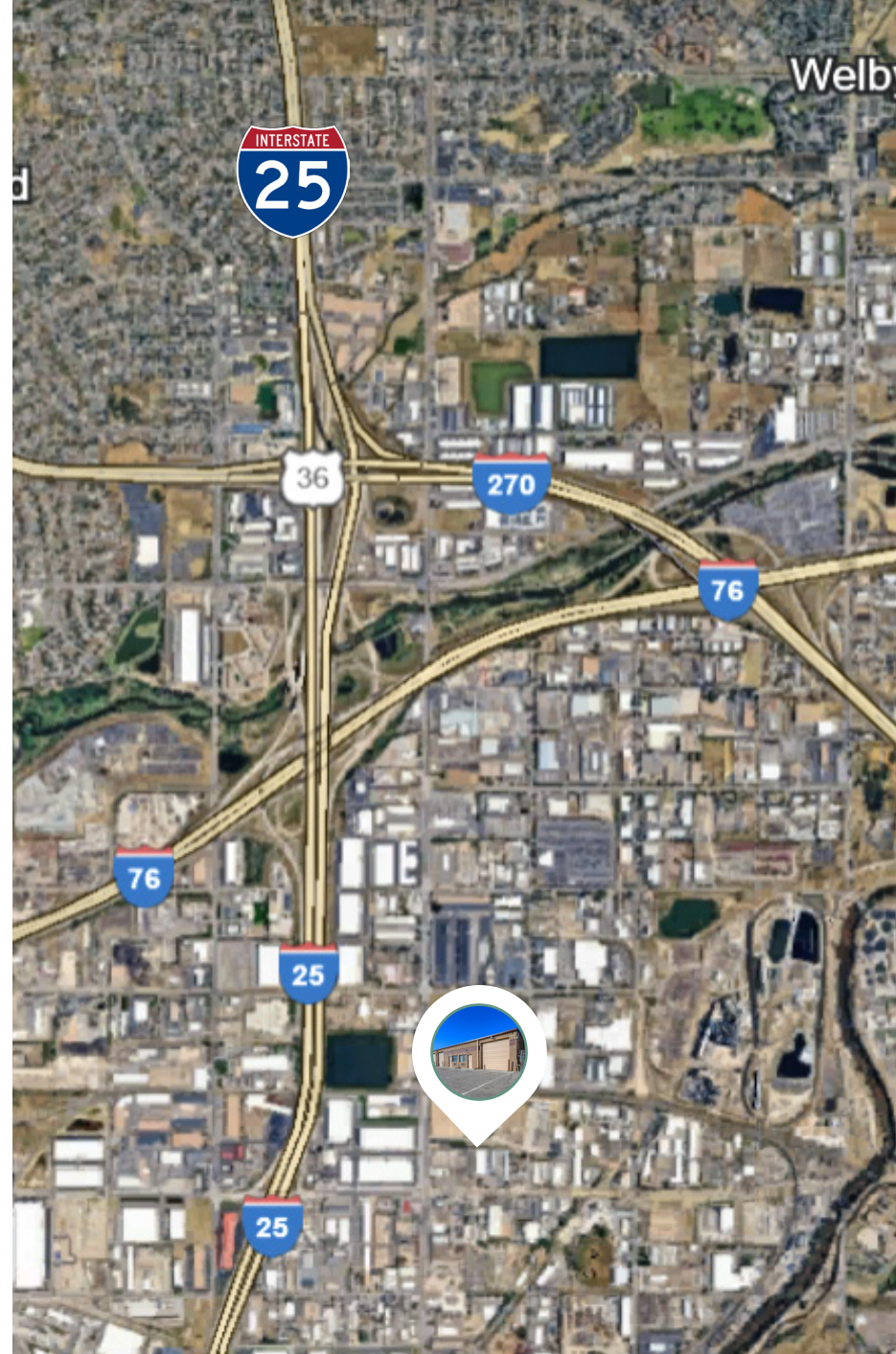
**FOR LEASE: 955 E 58TH AVENUE, DENVER, CO
OFFERING 3 MONTHS FREE**



Available Suites	K & L - Each 2,400 SF 4,800 Contiguous
Square Feet	2,400 SF - 4,800 SF
Office %	10%
Zoning	I1 - Adams County
Clear Height	14' Clear
Loading	1 Drive-In Door Per Suite
Power	3P, 100A (TBV)
Lease Rate	\$14.00 NNN (\$6.27 OPEX) (\$4,054 per month total) Offering 3 Months Free
Availability	October 1, 2025
Time to I-25	Less than 2 Minutes
Heating	Gas Fired Unit
A/C in Office	Yes

Highlights:

- Excellent Location in north Denver
- Convenient Access to I-25, I-70, I-76 (All within 5 minute drive time)
- Ample Parking



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