

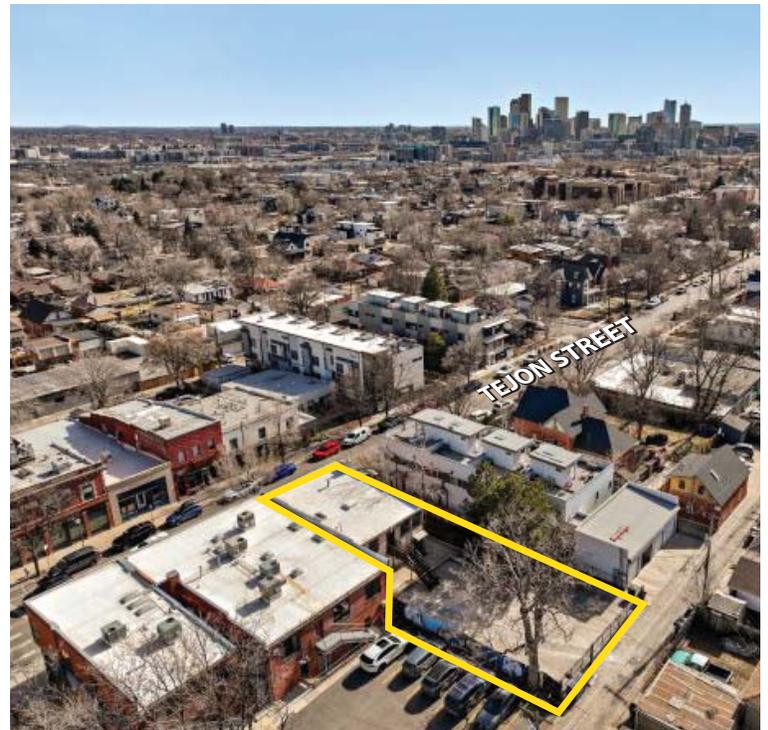
FOR LEASE
Sunnyside Office Building
4043-4047 Tejon Street
Denver, CO 80211



Charming two-story office building in the heart of Denver's Sunnyside neighborhood. The property offers **3,000 SF** of flexible office space with modern upgrades while maintaining its historic character. Features include:

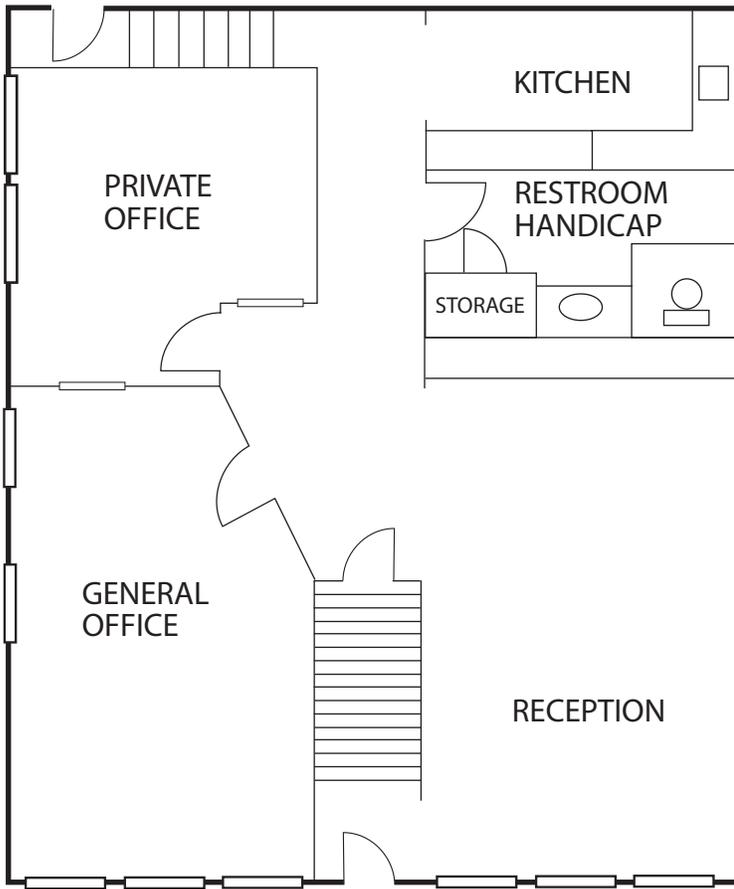
- **8 on-site parking spaces** (1.67/1,000 SF)
- 24-hour access & controlled entry
- Courtyard setting
- Easy access to bus lines and nearby amenities
- expenses except utilities are \$8.50/sf

Built in 1923 and renovated in 2001, this well-located property is ideal for businesses seeking a convenient, neighborhood office environment in Northwest Denver.

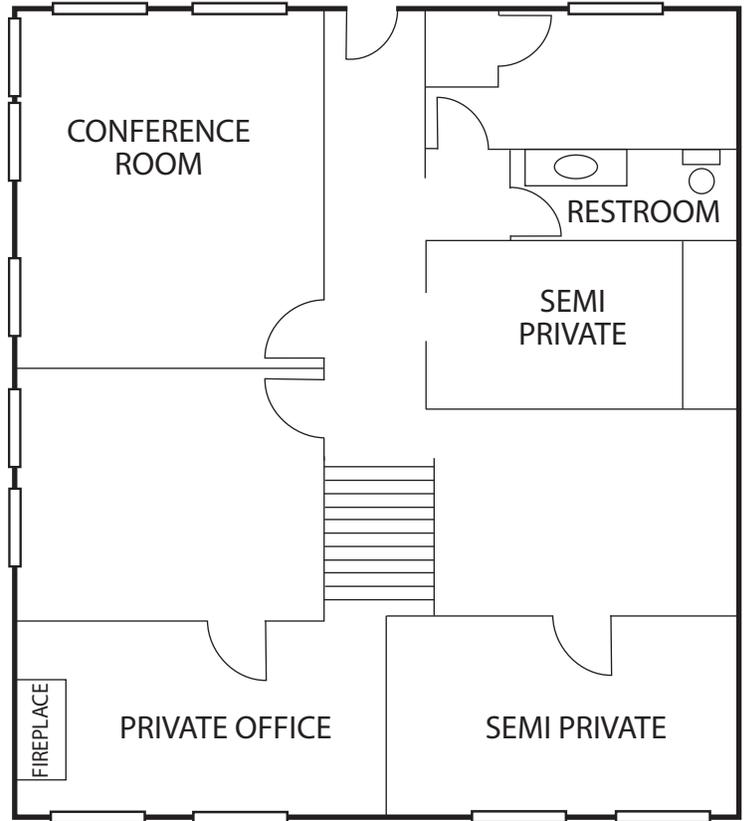


\$17.50 NNN

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

