

FOR LEASE
\$19.00 - 22.00 SF/YR (MG; FULL SERVICE)



2755 S LOCUST ST

Denver, CO 80222



AVAILABLE SF
519 - 4,865
SF



MODIFIED GROSS
\$19-\$22/SF



BASE YEAR OPEX
\$8.22/SF

PROPERTY HIGHLIGHTS

- MOVE-IN READY! All Vacancies Have New Paint & Carpet
- Private Patio or Deck for Each Suite
- Common Conference Room
- Common Kitchen/Breakroom
- Quiet Neighborhood Setting
- Easy Access from I-25 & Yale



PARKING
75- SPACES



NEW PAINT/CARPET
MOVE-IN
READY



RENOVATED
2019

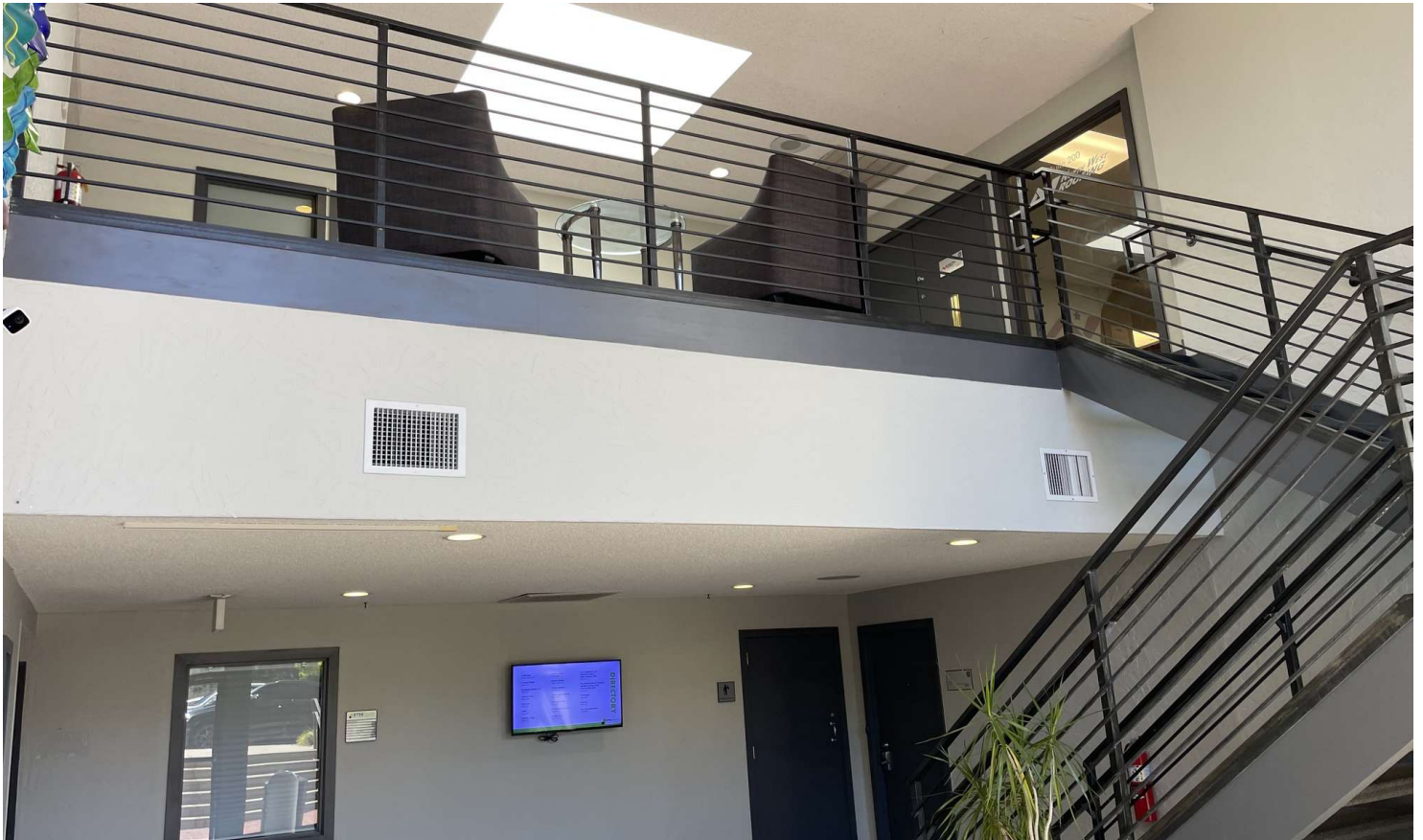
PROPERTY DESCRIPTION

Centrally located just east of I-25 off of Yale, this multi-tenant executive office building provides substantial amenities for all types of office users. Each suite features large windows and a private patio (on the first floor) or private deck (on the second floor). A common conference room can be scheduled through property management and a common kitchen/break area provide for a quiet space away from the office.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



PROPERTY SUMMARY



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OFFERING SUMMARY

Lease Rate:	\$19.00 - 22.00 SF/yr (MG; Full Service)
Number of Units:	76
Available SF:	519 - 4,865 SF
Lot Size:	58,099 SF
Building Size:	38,798 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	495	1,709	9,320
Total Population	1,121	3,919	20,032
Average HH Income	\$144,586	\$143,024	\$121,257

TODD BROWN

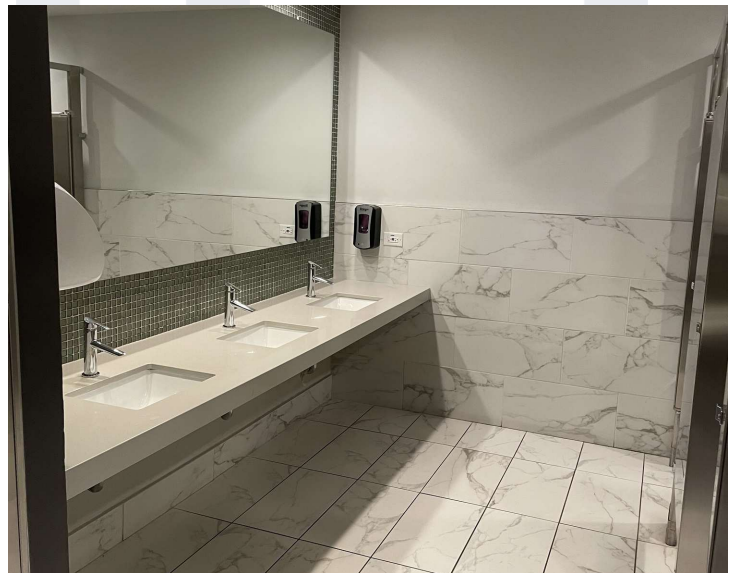
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ADDITIONAL PHOTOS



TODD BROWN

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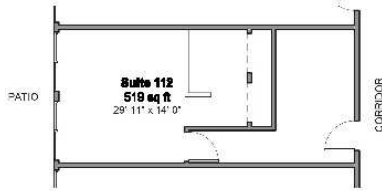
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FLOOR PLANS

(Not to Scale)



LEVEL 1 - Suite 112
1/8" = 1'-0"

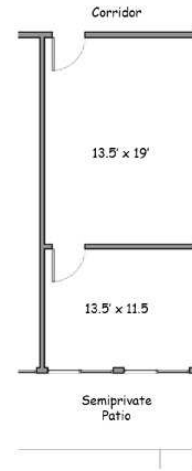


2755 South Locust St., Denver, CO

(Not to Scale)

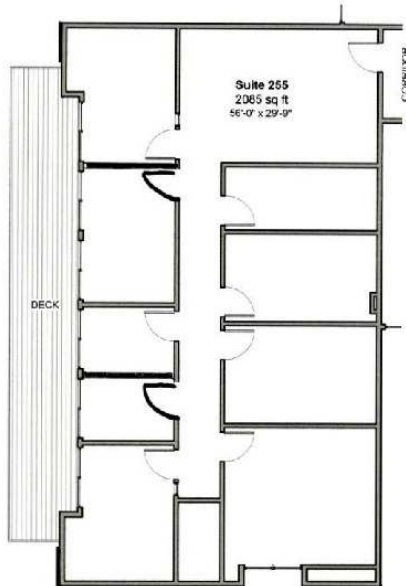


Leasing Plan
2755 S. Locust
Suite 124
527 RSF



Any dimensions approximate

(Not to Scale)

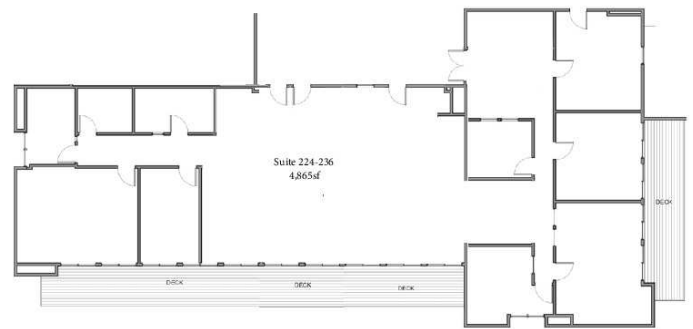


LEVEL 2 - Suite 255
1/8" = 1'-0"



2755 South Locust St., Denver, CO

(Not to Scale)



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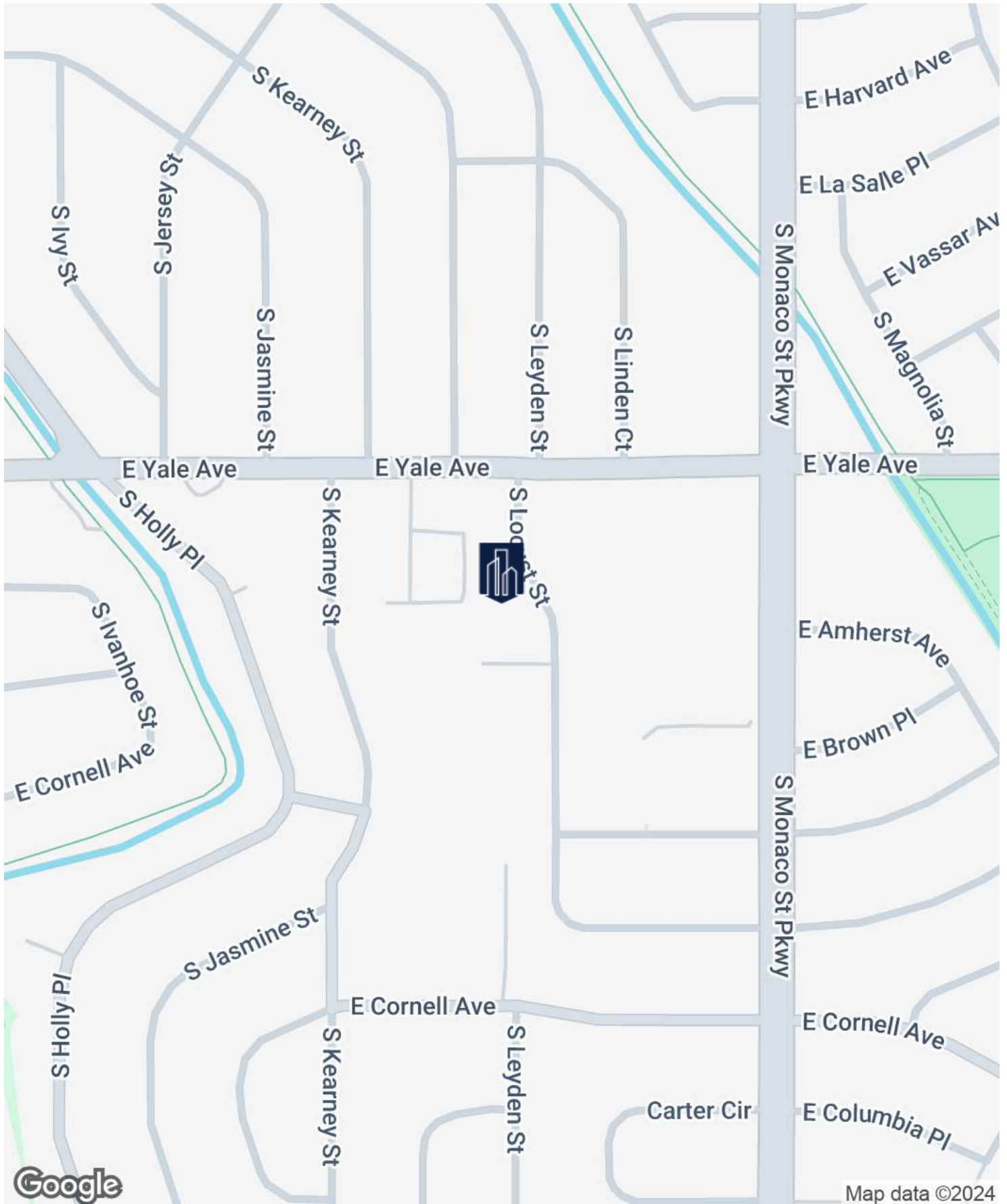
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LOCATION MAP



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