



TCN  
WORLDWIDE  
REAL ESTATE SERVICES

FOR LEASE

4,000 SF Office Warehouse

1127 S Jason St. | Denver, CO 80223



Right Off Santa Fe & Mississippi

## CONTACT:

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## OFFERING SUMMARY

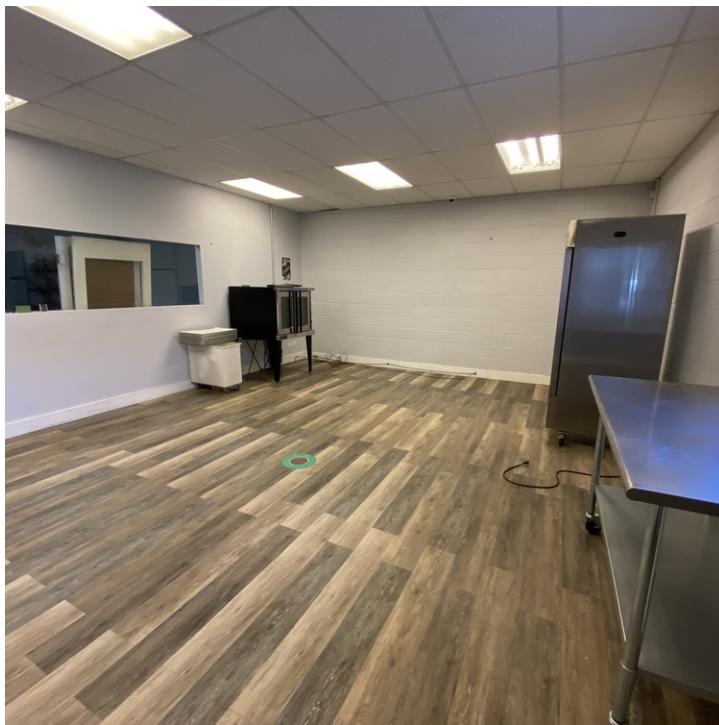
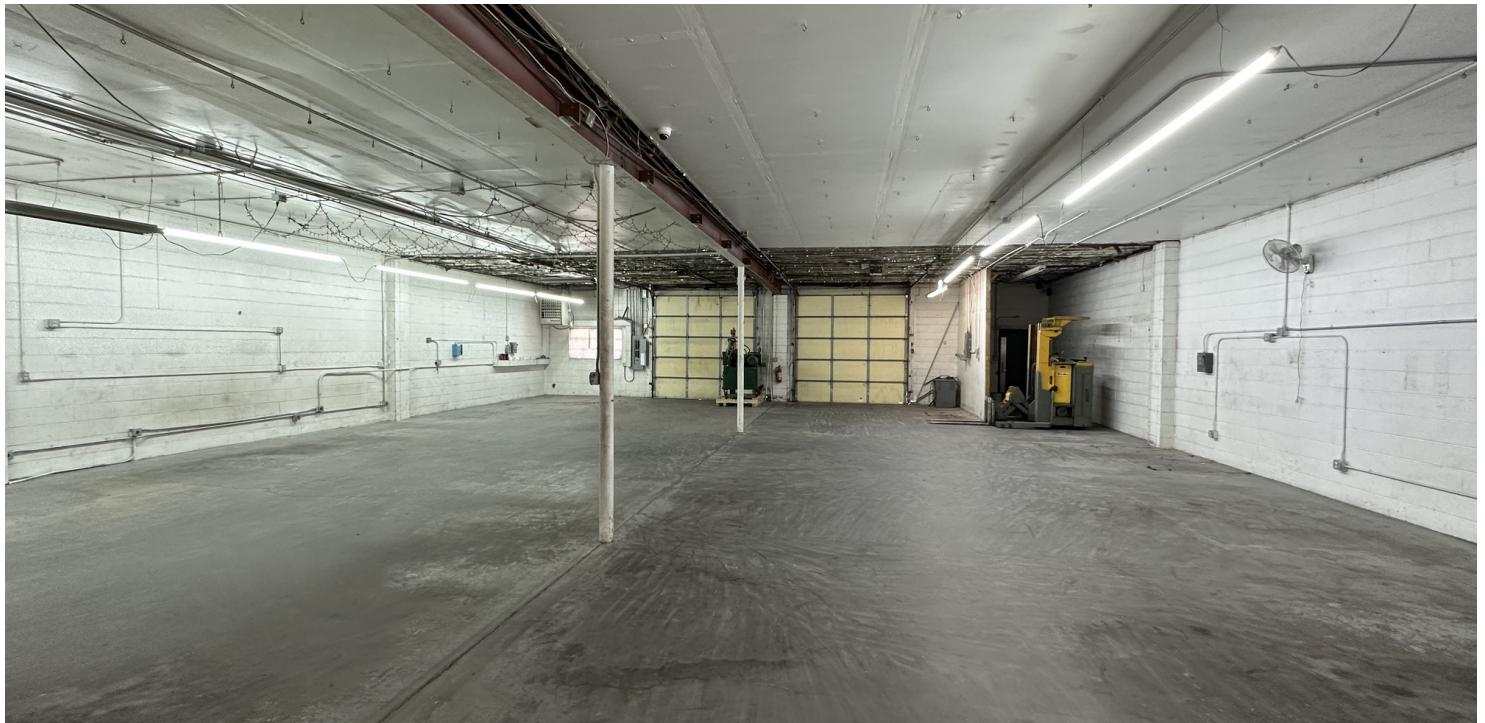
<b>Available SF:</b>	4,000 SF
<b>Office:</b>	~1,000 SF
<b>City/County</b>	Denver/Denver
<b>Power:</b>	200+ Amp 3 Ph TBV
<b>Lease Rate:</b>	\$13/SF NNN
<b>Est. NNN:</b>	\$4.78/SF
<b>Ceiling Height:</b>	12'
<b>Loading Doors:</b>	2 10'X10' Drive In
<b>Restrooms:</b>	1
<b>Parking:</b>	4+ Surface Spaces

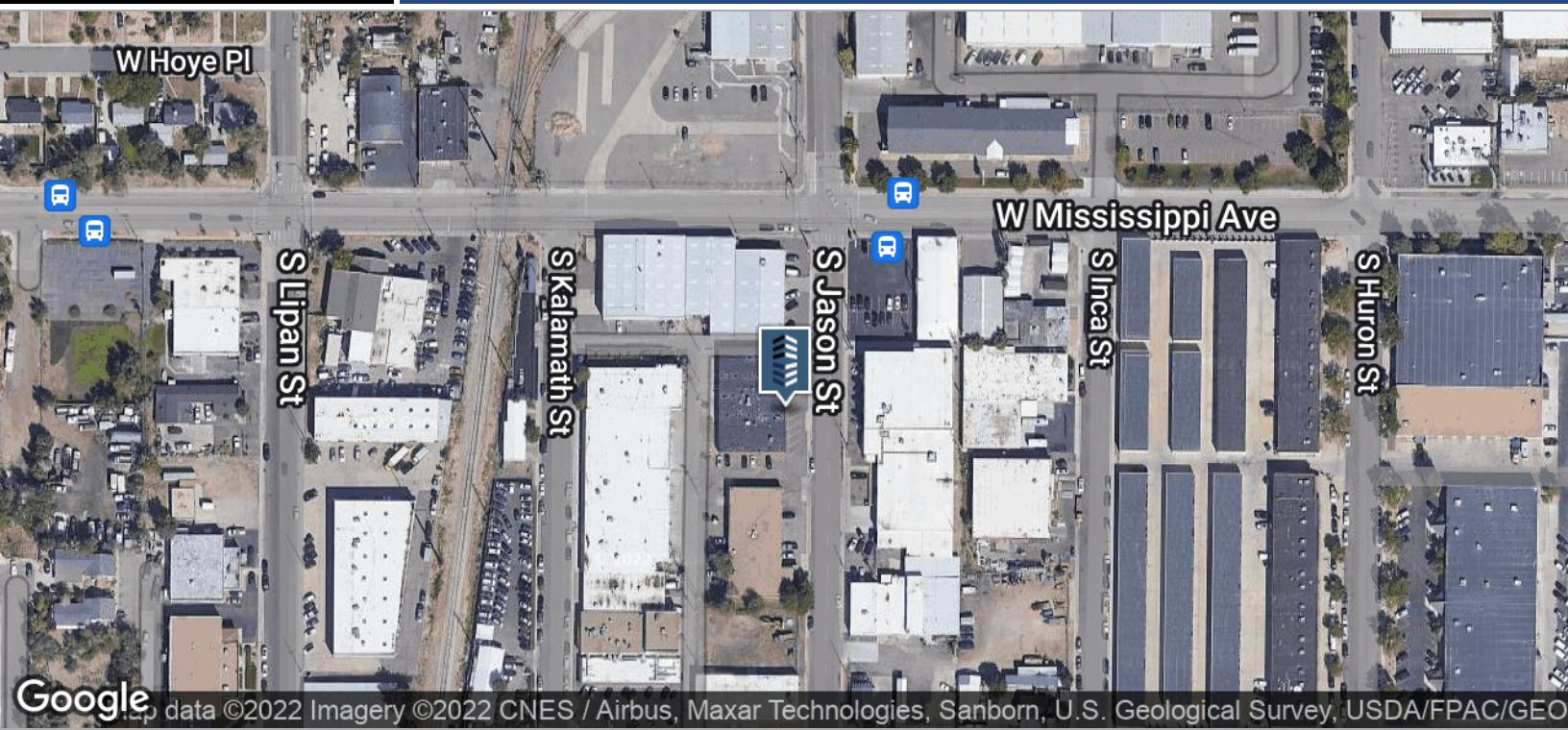
## PROPERTY OVERVIEW

Well located right off Santa Fe & Mississippi. Recently renovated with 1,000 SF of office finish with large break room/kitchenette, conference room, reception area, large open free span warehouse with 2 drive in loading doors. End cap unit. Ideal for contractors, service companies, distribution uses, general office warehouse, and many more.

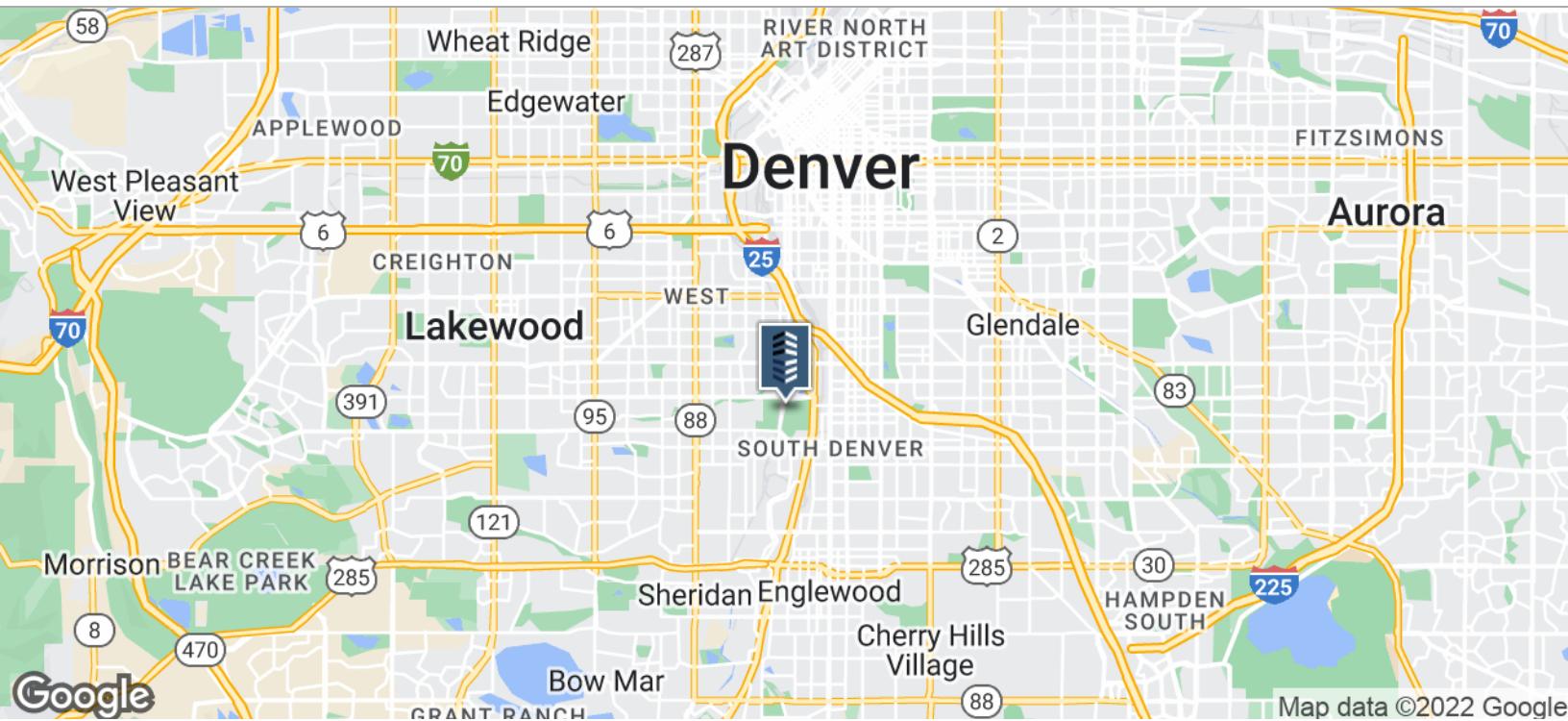
## PROPERTY HIGHLIGHTS

- Right off Santa Fe & Mississippi
- 1,000 SF office
- Permissive I-A Zoning
- Heavy power
- Free span warehouse
- Water access in warehouse - 1 floor drain
- 100% temperature controlled
- Ideal for contractors, service companies, general office warehouse uses, distributor, last mile distribution, and many more.





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