



FOR LEASE

4,000 SF Office Warehouse

1127 S Jason St. | Denver, CO 80223



Right Off Santa Fe & Mississippi

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OFFERING SUMMARY

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

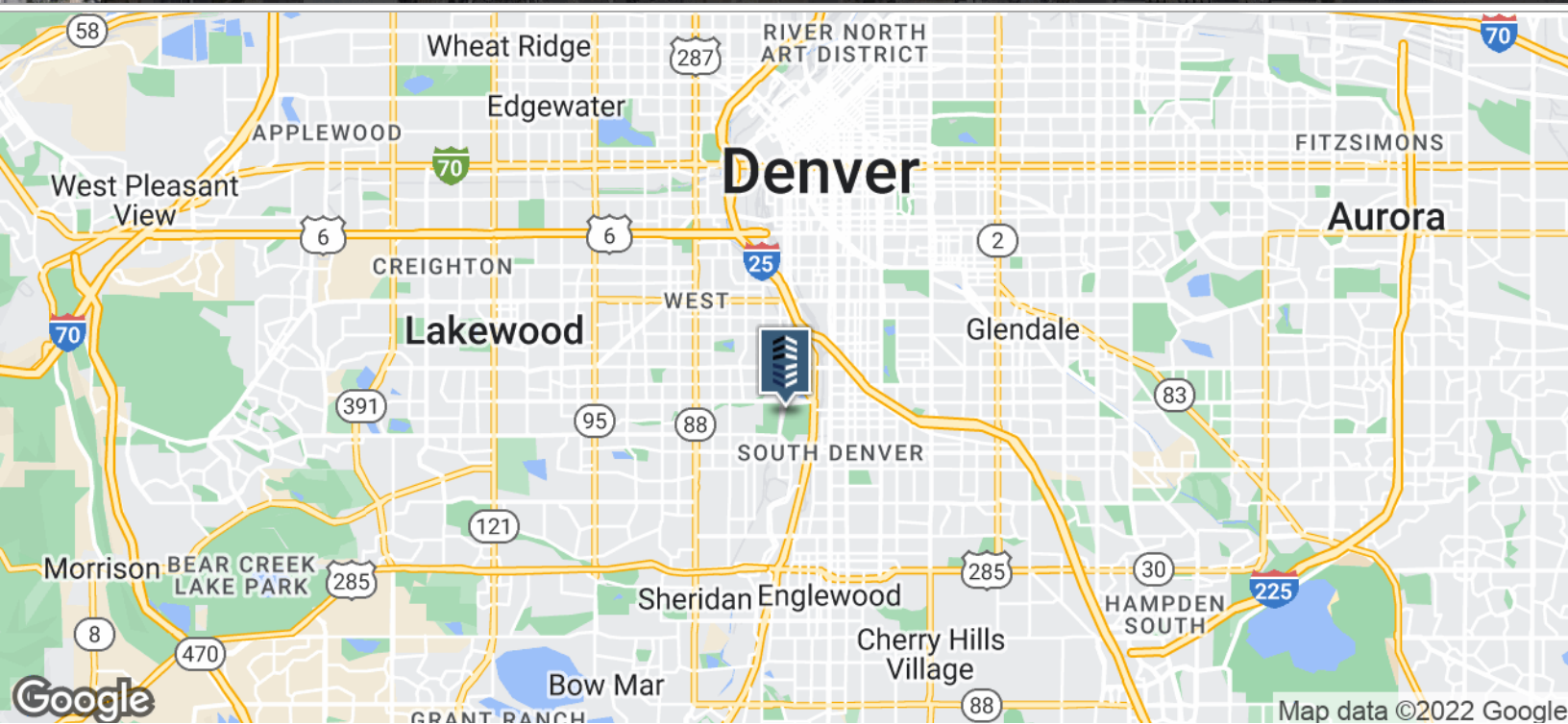
PROPERTY OVERVIEW

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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