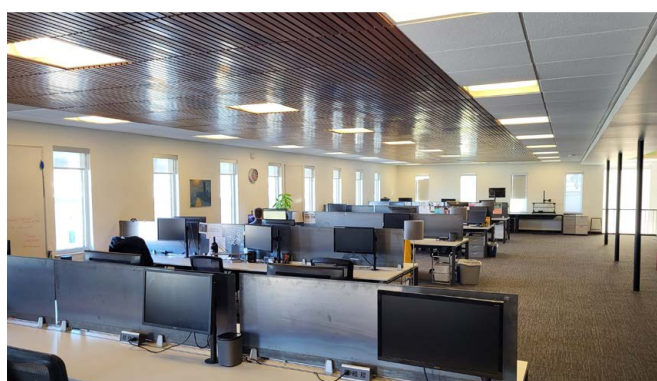


FOR SALE

PLATINUM CRE
INVESTMENTS | BROKERAGE

450 DECATUR STREET DENVER, CO 80204



ABOUT THE PROPERTY

Two-story, single-tenant office building with ample parking in the Valverde neighborhood of Denver. Extremely accessible - Minutes away from 6th Avenue Freeway & I-25. The property offers collaborative office space throughout the building - Training room, 2 conference rooms, 3 huddle rooms, break room, and entertainment area.

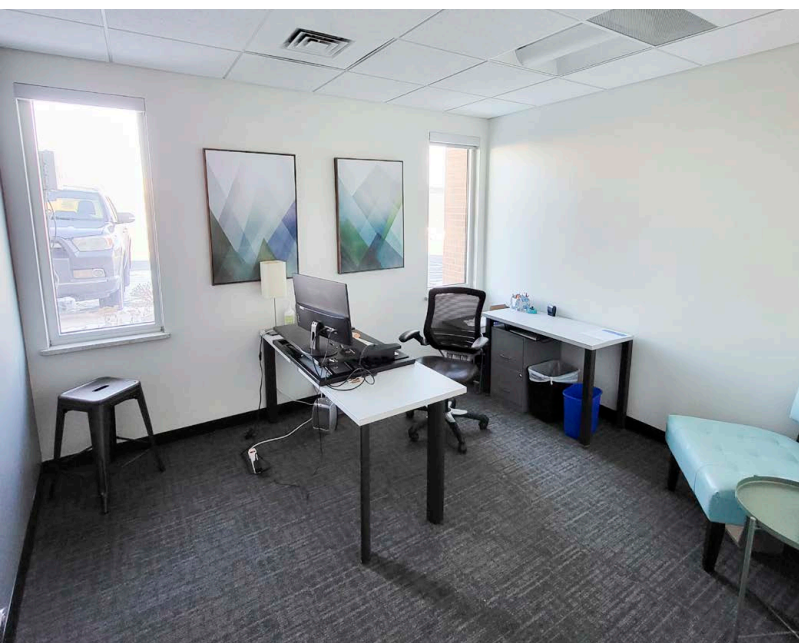
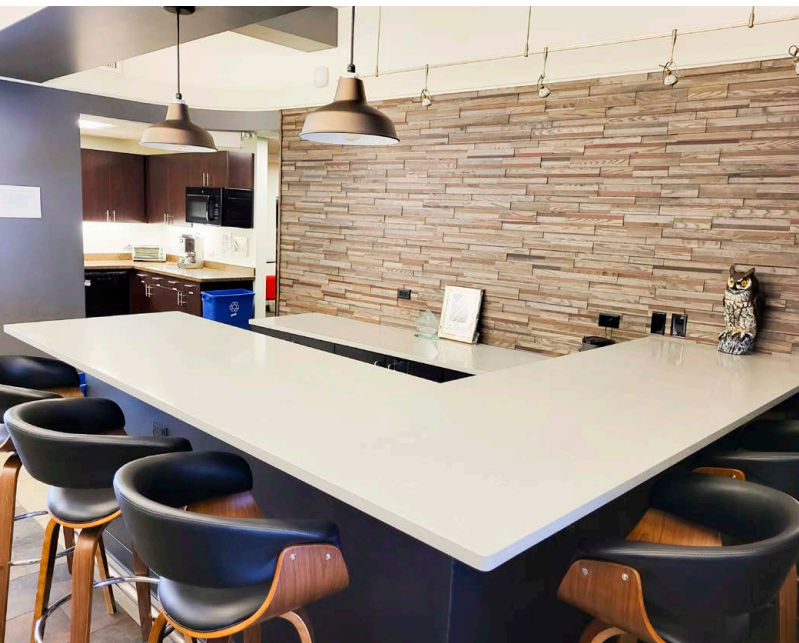
PROPERTY FEATURES

- Building Area: 8,170 SF (4,085 SF per floor)
- Land Area: 23,496 SF
- Parking: 33 Spaces
- Zoning: I-MX-3; Industrial-Mixed Use-3 stories

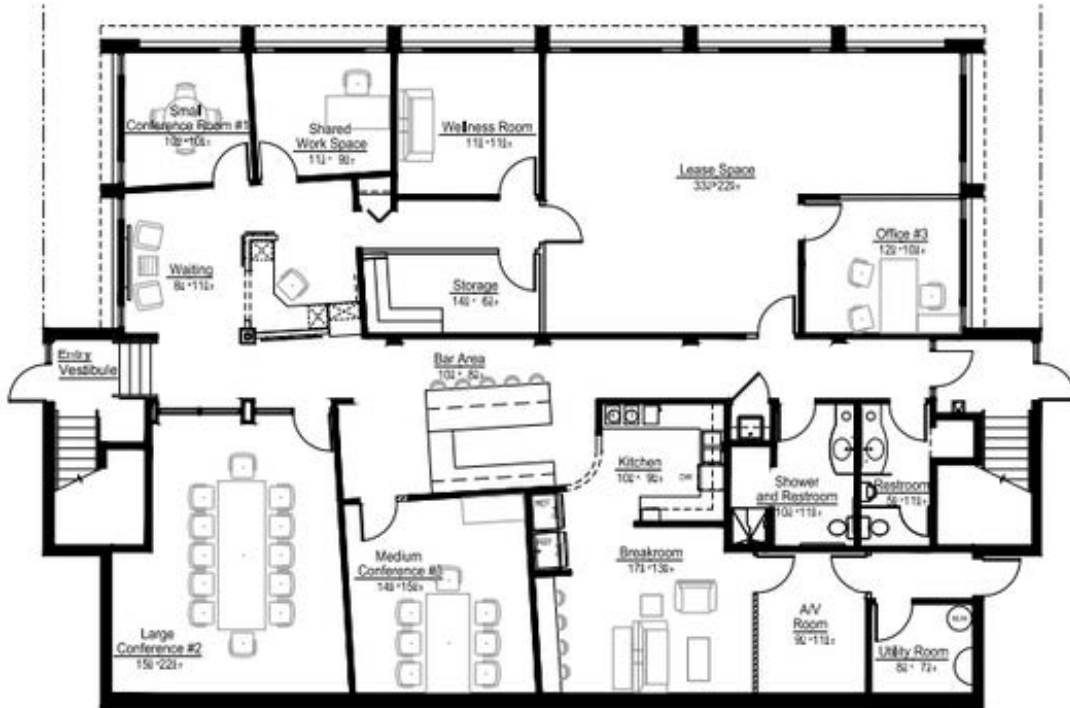
CONTACT

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paul@platinum-cre.com

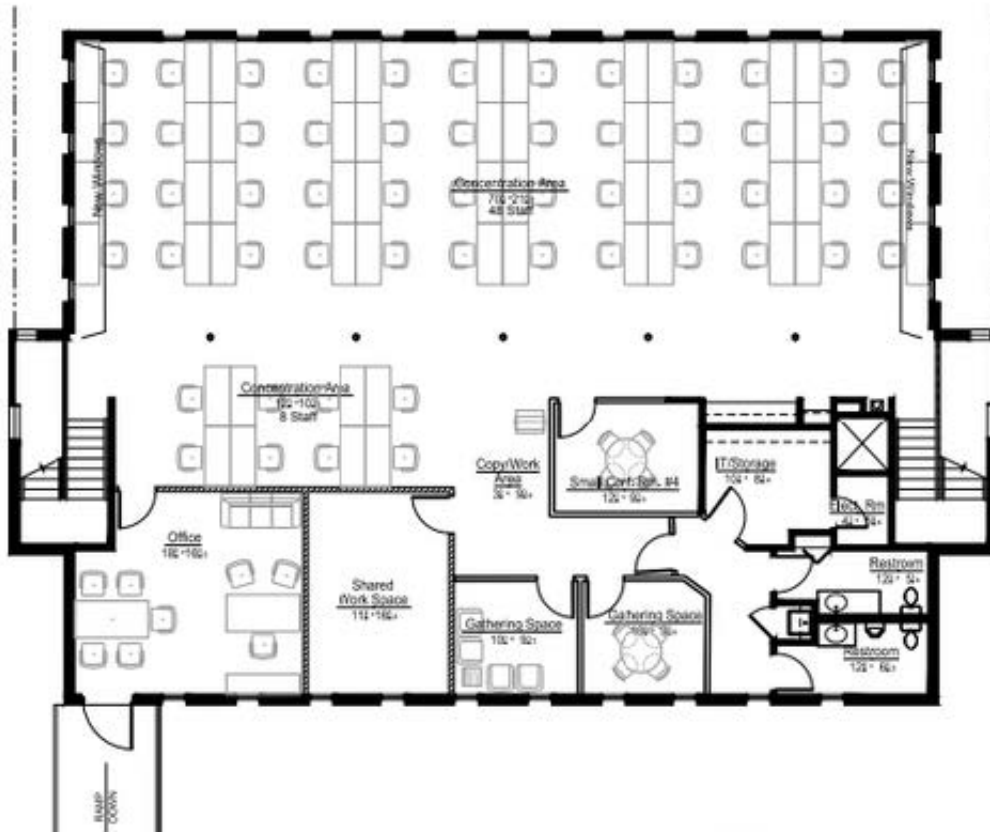
SALE PRICE
\$2,250,000

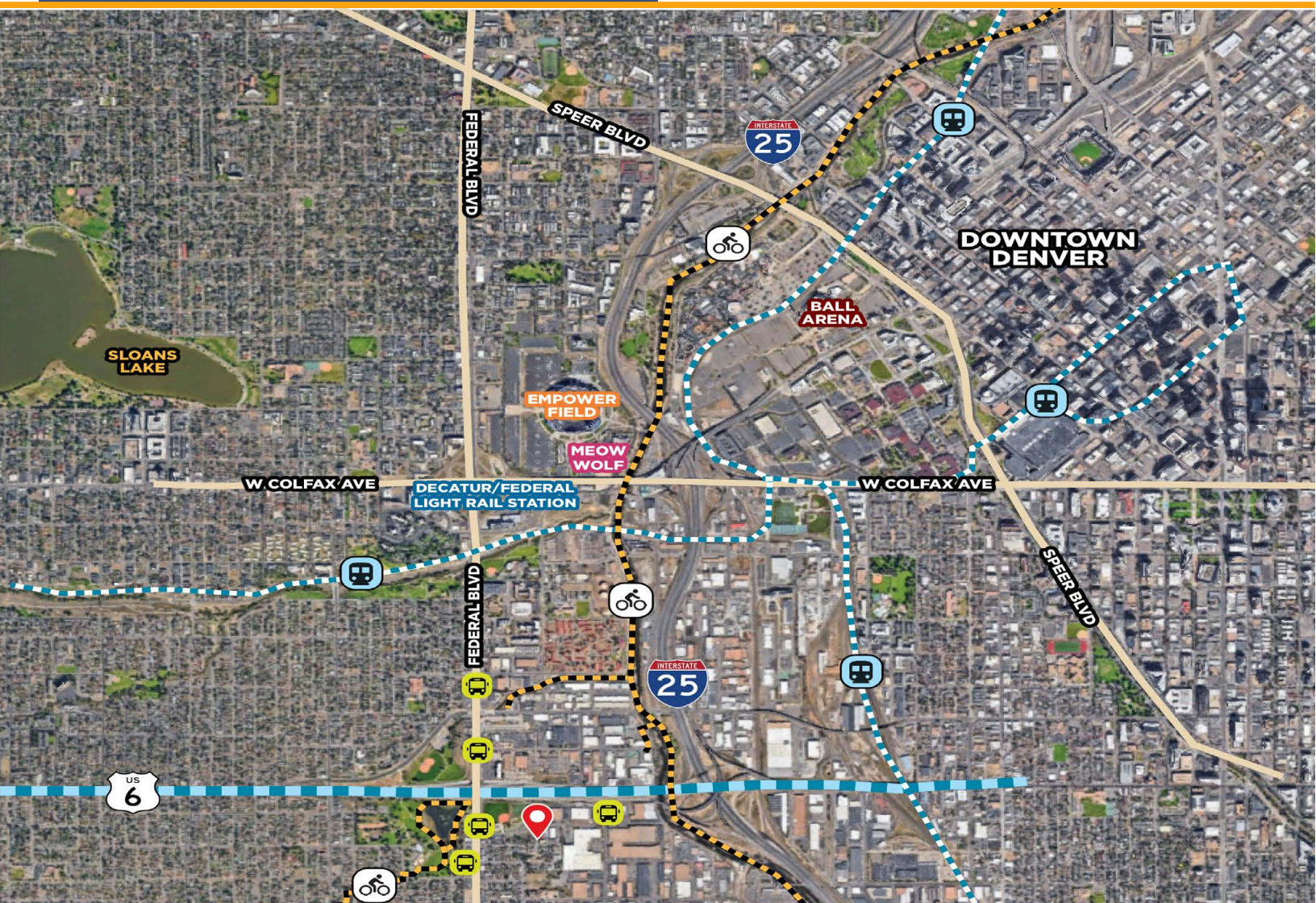


FLOORPLAN - FIRST FLOOR



FLOORPLAN - SECOND FLOOR





LOCATION HIGHLIGHTS

- Minutes away from 6th Avenue Freeway & I-25
- Valverde neighborhood of Denver
- Near new developments in Sun Valley and River Mile
- Located in an Enterprise Zone

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CONTACT

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