



FOR LEASE

2,108 SF Office Warehouse

3420 S Brady Court | Sheridan, CO 80110



Corner Unit, Entirely Temp Controlled, Extremely Clean!

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT
303.521.3648
gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE
303.968.4929
eduffy@uniqueprop.com

UNIQUE PROPERTIES
400 S. BROADWAY
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889
WWW.UNIQUEPROP.COM



3420 S BRADY COURT

OFFERING SUMMARY

Available SF:	2,108 SF
Office:	650 SF
Lease Rate:	\$13/SF NNN
Est. Monthly Rent:	\$3,500/Month
Loading:	1 Dock High Door
Ceiling Height:	12.0' Clear Height
Year Built:	1980
Power:	200 3-Phase
Zoning:	Industrial
Cross Streets:	Hampden & Santa Fe

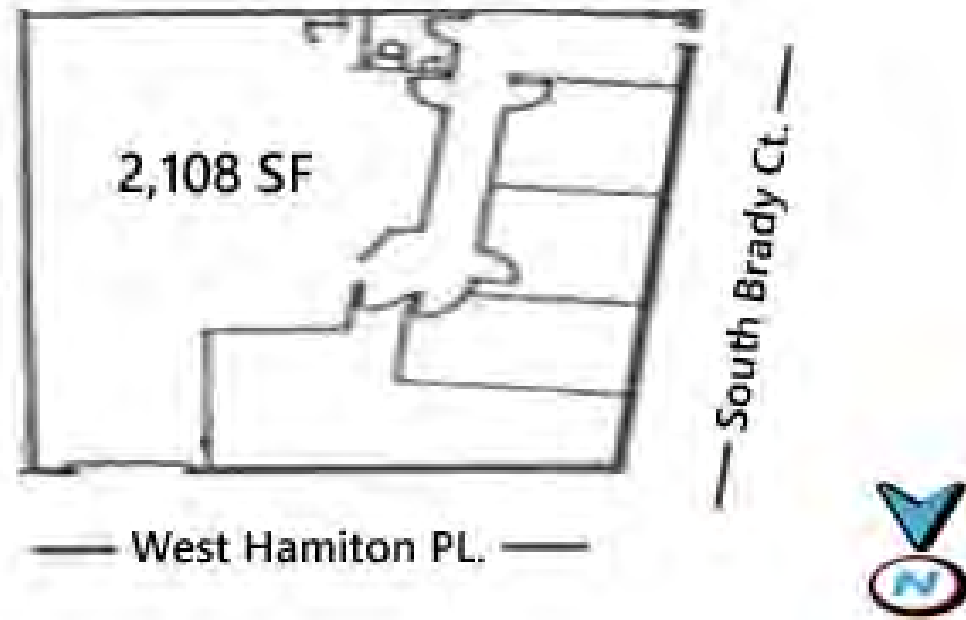
PROPERTY OVERVIEW

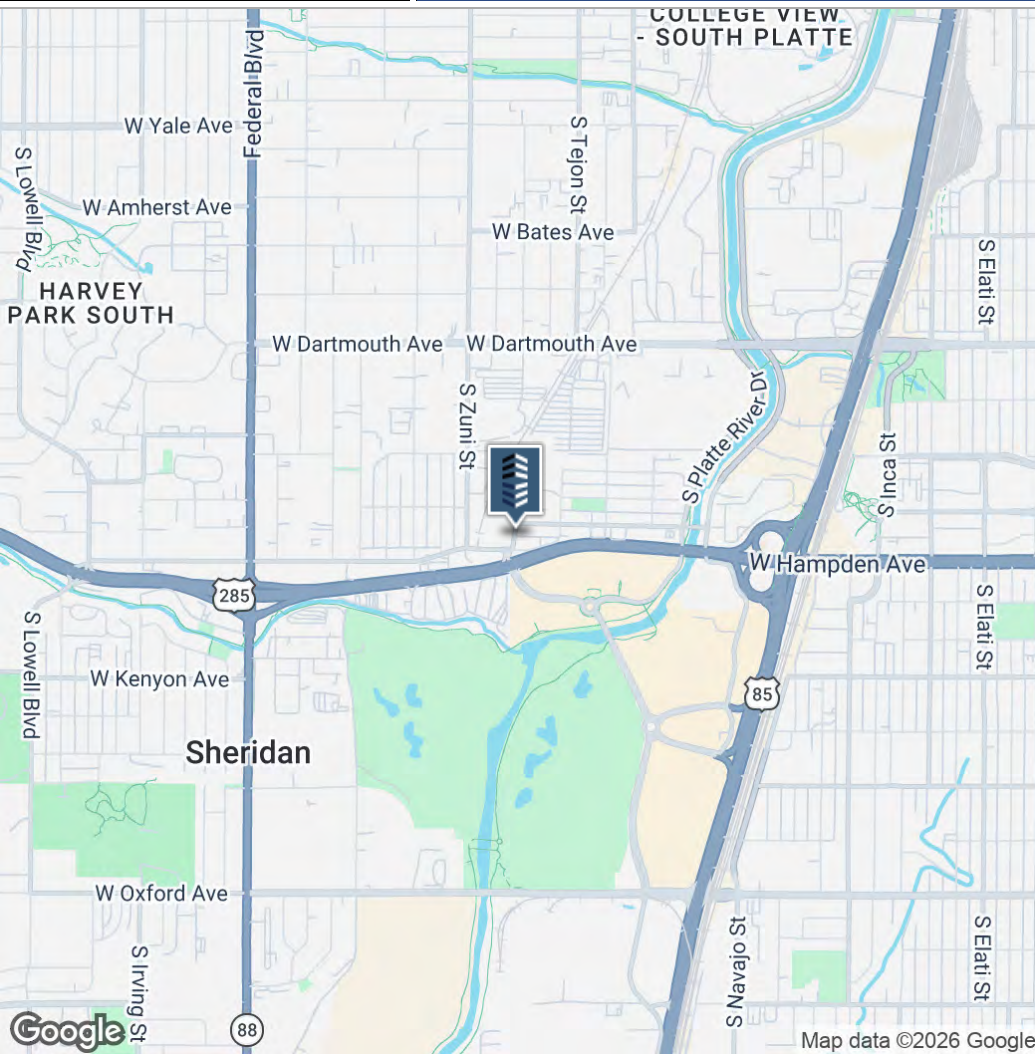
This well-located office/warehouse building directly across from Riverpoint at Sheridan on Hampden & Santa Fe. Built in 1980, the property is ideally located for quick access due to being directly off Hampden Ave. The available unit is a corner suite, with 3 private offices, open bullpen, reception and warehouse area. Entire Unit is temperature controlled, and offers a rare dock high loading function for a smaller unit. Renovated in 2023, the warehouse is now wide open with new T-8 lighting fixtures, higher ceilings, and a commercial sink.

PROPERTY HIGHLIGHTS

- Great location in the Sheridan Industrial area
- Close to highways, Santa Fe and Hampden
- High End CBD Extraction buildout in place
- 100% temperature controlled
- 30% office finish







CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE

303.968.4929

eduffy@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.