

FOR LEASE | 3,491 SF - 11,738 SF



**1422**  
**DELGANY ST.**  
DENVER, CO 80202

**NAM** Shames Makovsky

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**Year Built/Reno** 1885/1992

**Building Class** B

**Ceiling Height** 12'

**Floor Size** Approx. 6,000 SF

**Parking** 28 Surface

**Garage** \$175/space/month

**Lease Rate**

**Fourth Floor**  
5,919 SF  
\$29.00/SF FSG

**Third Floor**  
5,819 SF  
\$29.00/SF FSG

**Lower Level**  
3,491 SF  
\$22/SF FSG

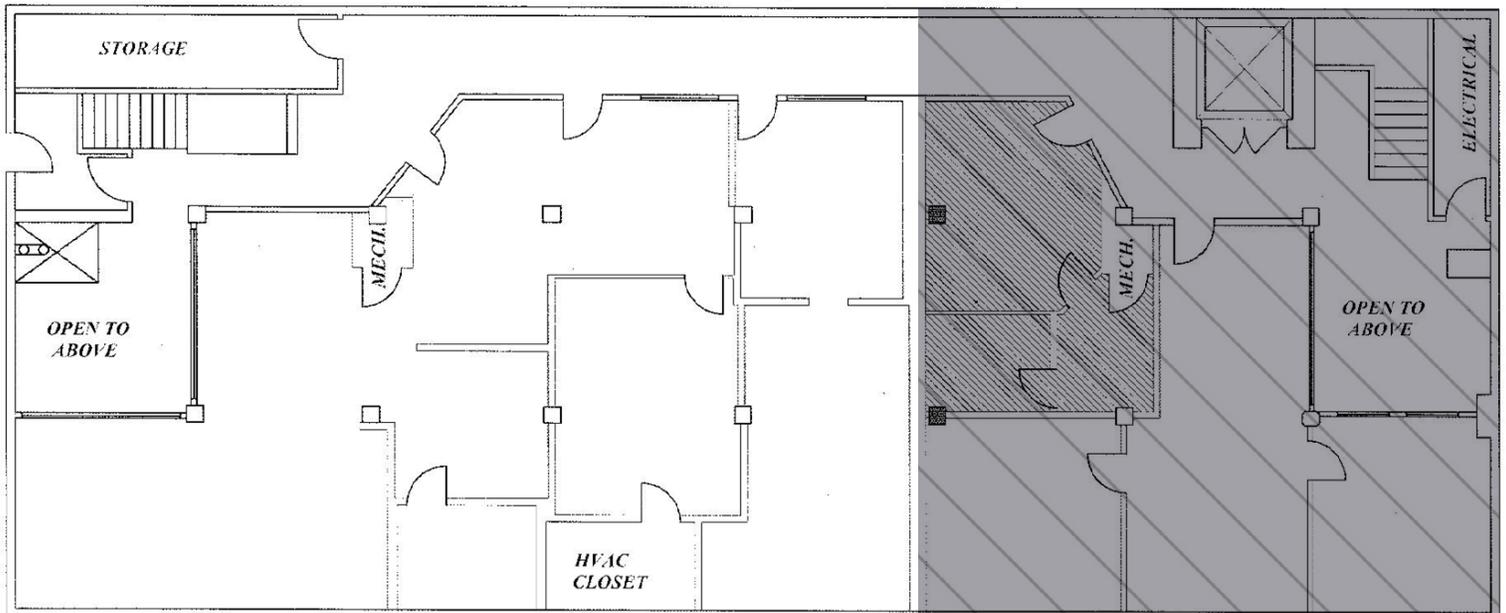
\*Furniture negotiable



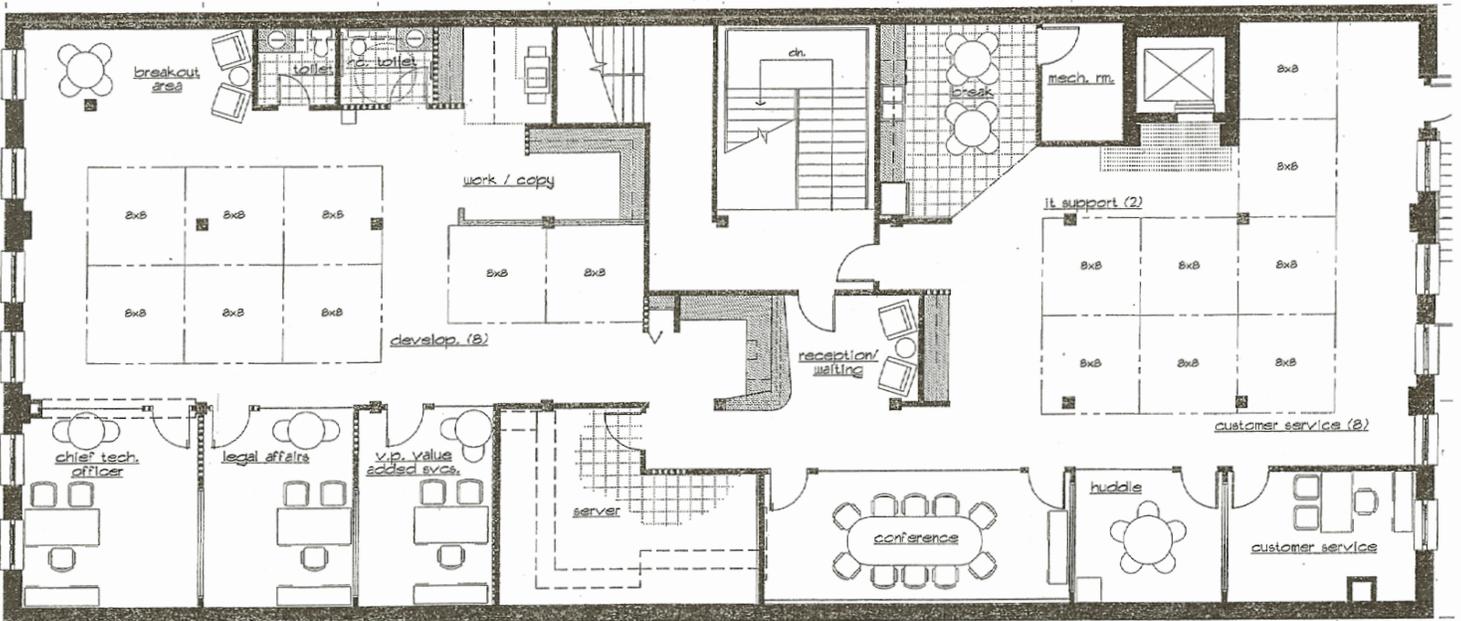
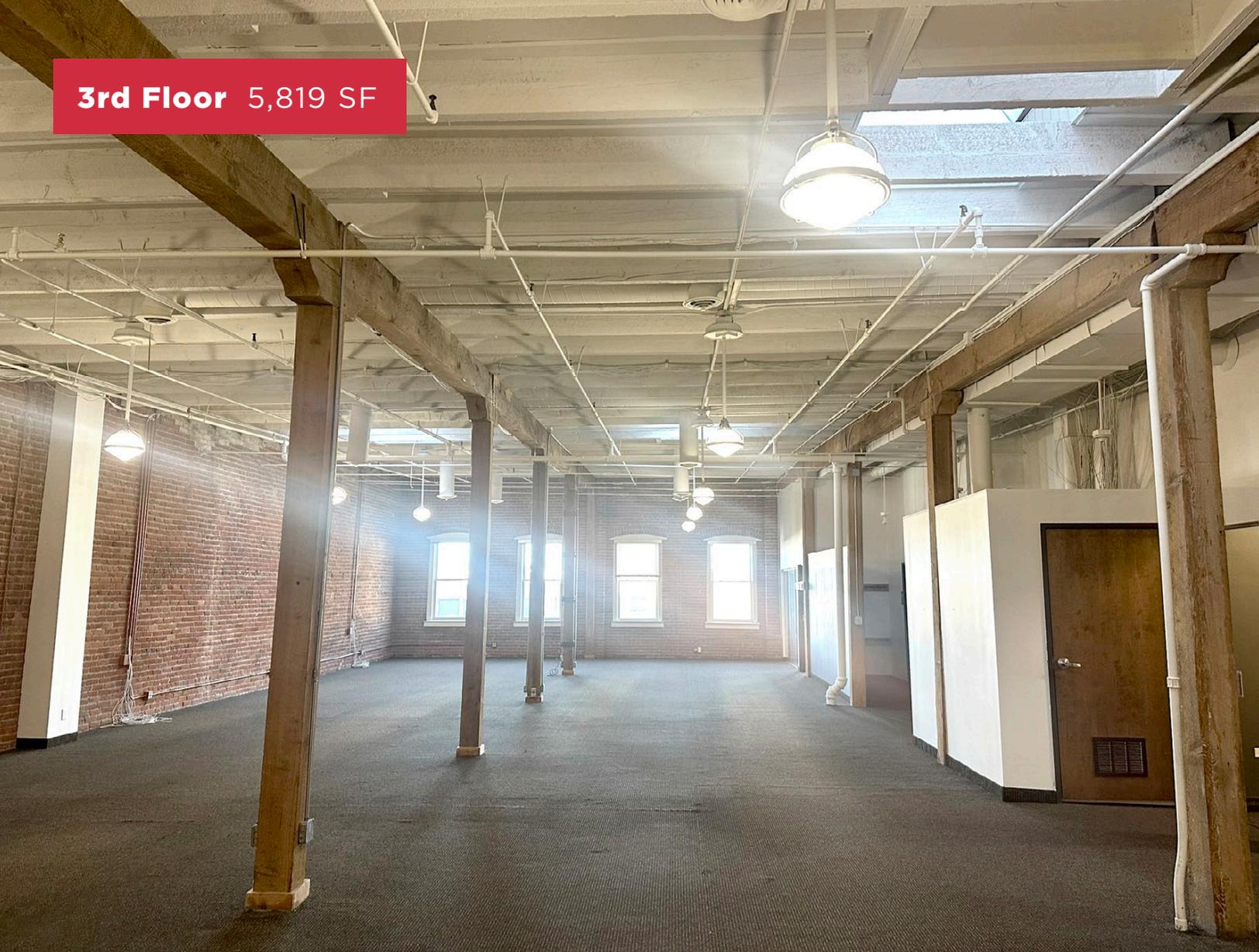
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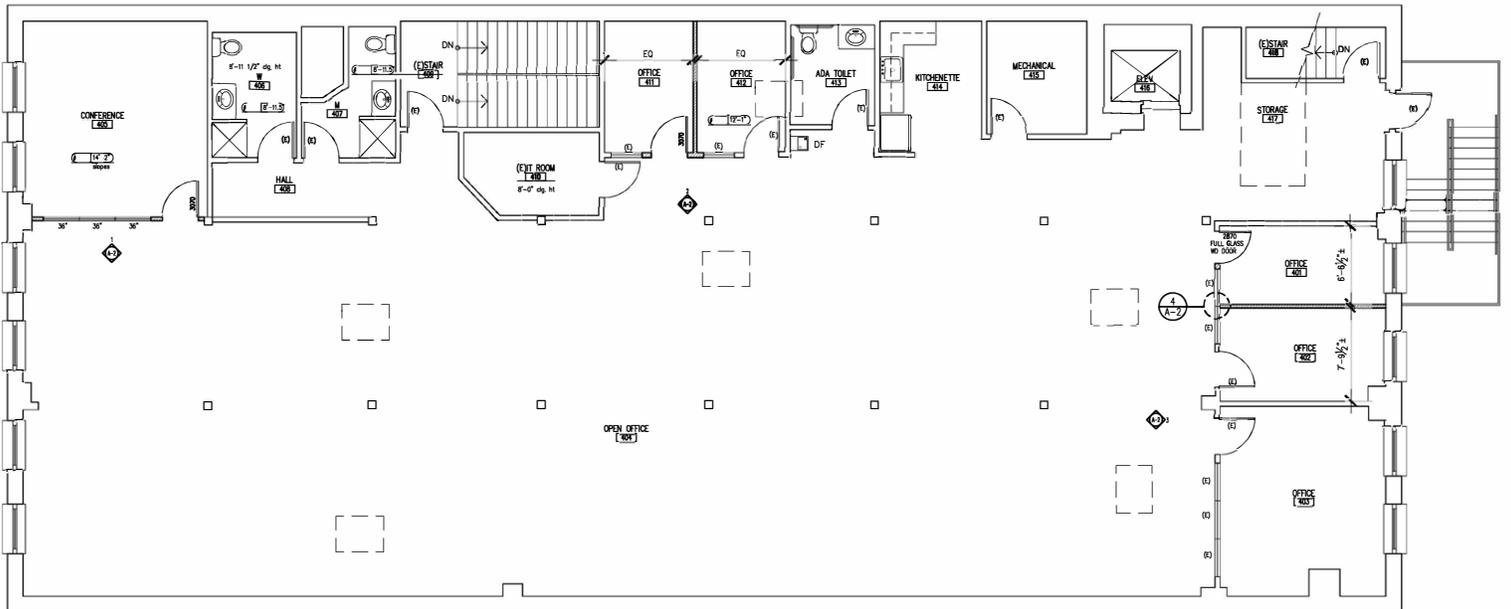
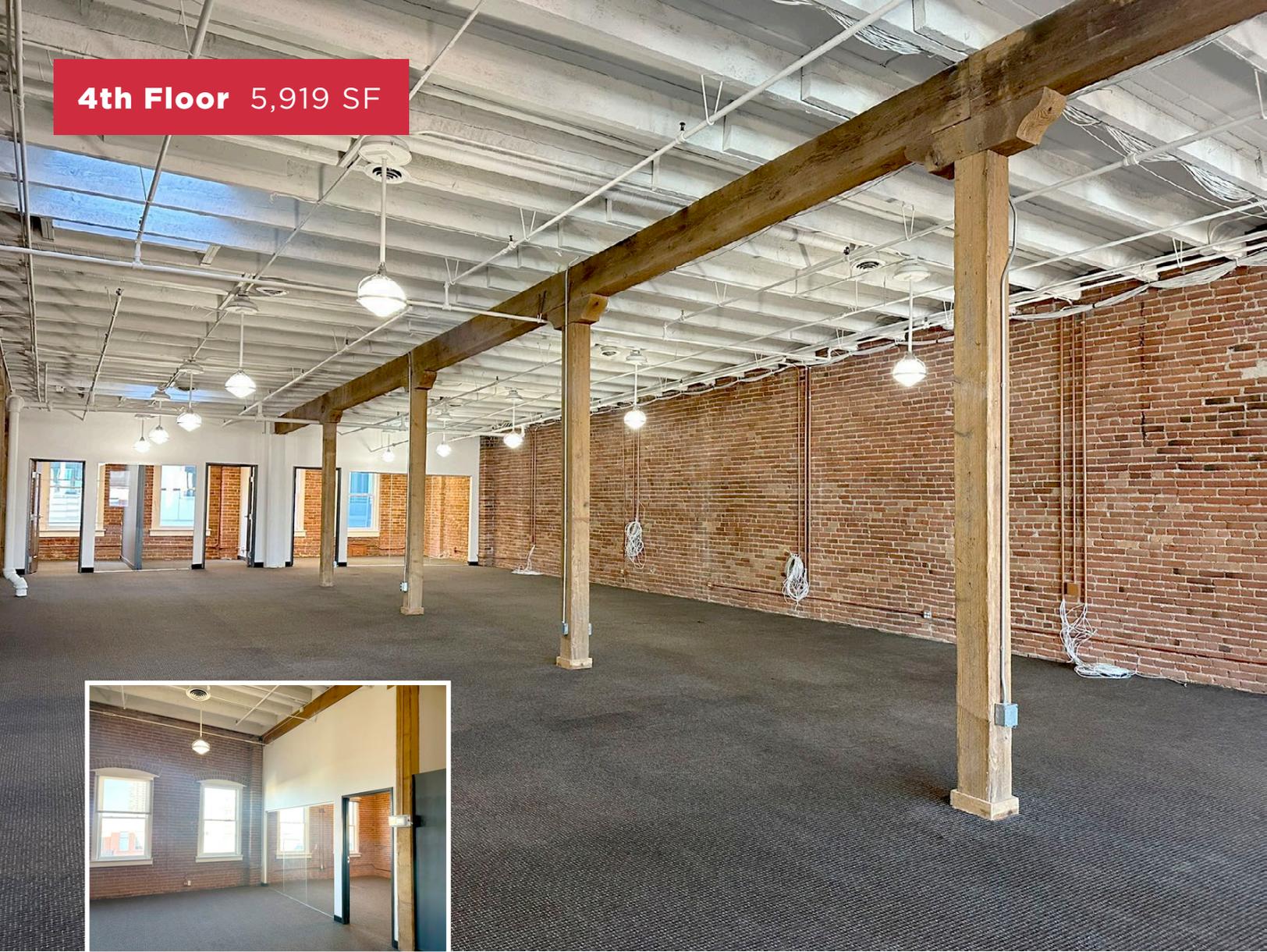
**Basement 3,491 SF**



**3rd Floor 5,819 SF**



**4th Floor 5,919 SF**



Includes 5 Offices and Conference Room

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