

# 1324 South Acoma Street

1324 S Acoma St, Denver, CO 80223



## Price: \$21.88 /SF/YR

Rent this centrally located Studio and Warehouse. Or as Live/Work Space. Located 3 blocks South of Broadway and I-25, it is situated between Downtown Denver, Cherry Creek, and the Tech Center. Zoned Light Industrial. Built in 2011 with modern finishes, vibrant lighting, and comfortable amenities. The front finished space is perfect for a studio, showroom, or office, including hardwood hickory flooring, kitchen, bath, laundry, 10' ceilings, ceiling fans and spot/track lighting. Secure, ADA accessible, landscaped front entrance. Rear warehouse has 30' ceilings, skylights, loft area with spiral staircase, 14 ft-high garage door, concrete epoxy-finished floors, full bathroom and storage closet. It could also serve as a living space. Also accessible via the alley via a 3-vehicle secured parking area. Vibrant neighborhood surrounded by multiple retail outlets and restaurants/bars. Walkable transportation to RTD Bus and Light Rail. 1 block west of South Broadway, near Platt Park, South Pearl Street and Wash Park. The area continues to develop as thousands of residential units have been built in a .5 mile radius in the past 5 years, location is 2 blocks from former Gates redevelopment site. Walking distance from the new Law's Whiskey tasting room, Sprouts, Maria Empanada, Baked N' Denver, GB Fish & Chips and others. The building provides parking on-street, a secured outdoor spot as well as garage parking for tenant vehicles. Plus an inviting front

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Centrally located, 1700 square foot flexible workspace, secure premises.  
Built in 2011 with modern finishes, vibrant lighting, and comfortable amenities  
Three (3) secure outdoor parking spaces, one garage space, and additional street parking.  
Space features include reception area/office/showroom, bathrooms with showers, large warehouse with vehicle access, and loft.  
Enjoy seamless access to Interstate 25 and Light Rail/RTD  
Ideal for users looking for Combined Living and Working space in the Platt Park neighborhood, located directly across S Broadway

## Bryan Ferrer

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workshop, warehouse, with the option to act as a residence as well. Central, vibrant location, unique one of a kind space in Denver!

Live the dream! At only \$3,100 per month plus electric and gas, this is an amazing deal!

Beautiful studio, creative space,

Central, vibrant location,

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Showroom/Office

## Listing space

### 1st Floor

Space Available	1,700 SF
Rental Rate	\$21.88 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Office Size	850 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

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## Property Photos



Showroom



Showroom/Office

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## Property Photos



Warehouse Loft



Warehouse

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## Property Photos



Street Frontage



Rear Parking and Warehouse Access

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## Property Photos



Showroom Bathroom



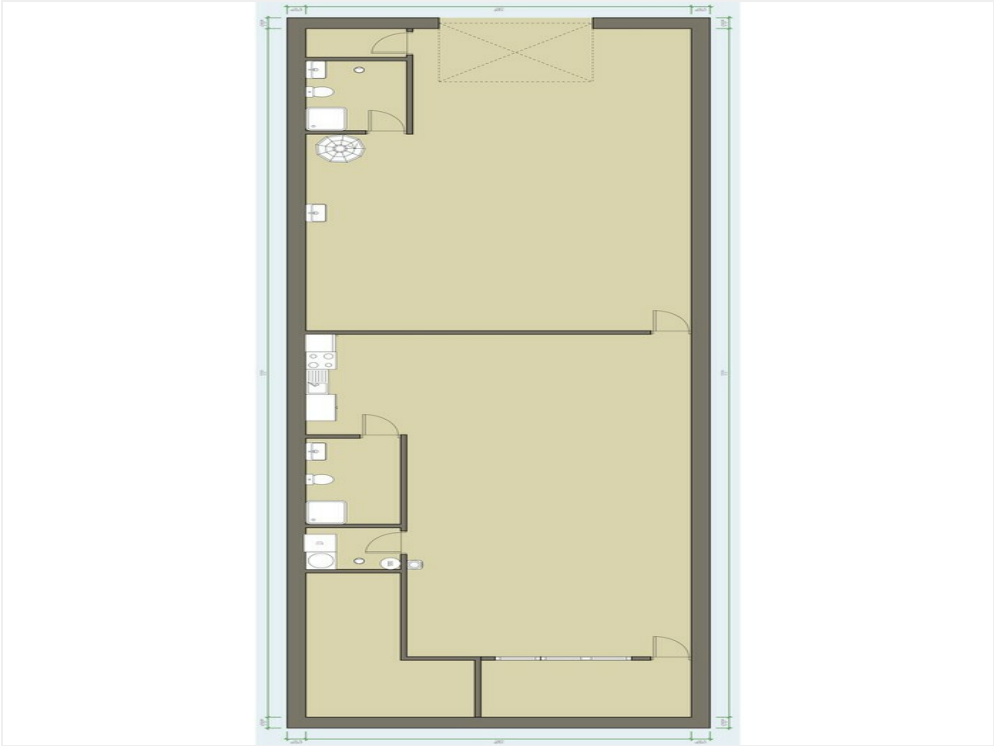
Warehouse Bathroom



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## Property Photos



1324 Floorplan Drawing

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## Location

