



**Available! Turn Key Salon Across from Regis**  
**LEASE RATE: \$26-28/SF NNN**

**PROPERTY OVERVIEW**

Building Size:	3,744 SF
Lot Size:	6,098 SF
NNN estimate:	\$10.33/SF
Year Built/Renovated:	1949/2022
Zoning:	E-CC-3X

**PROPERTY FEATURES**

- Over 33,000 VPD on Federal Blvd
- New roof, new electrical, two new furnaces, all new HVAC, new sewer line and backflow preventer, new oversized hot water heater
- Three restrooms
- Multiple rooms for different types of salon treatments
- Exterior painted by local artist

For more information, please contact:

**PETER SENGLMANN**

Vice President

303.962.9552

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**Pinnacle Real Estate Advisors**

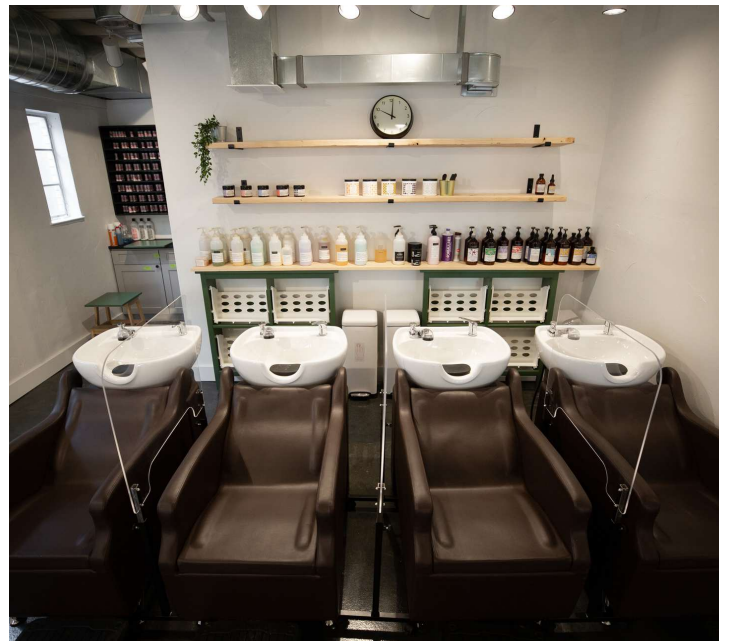
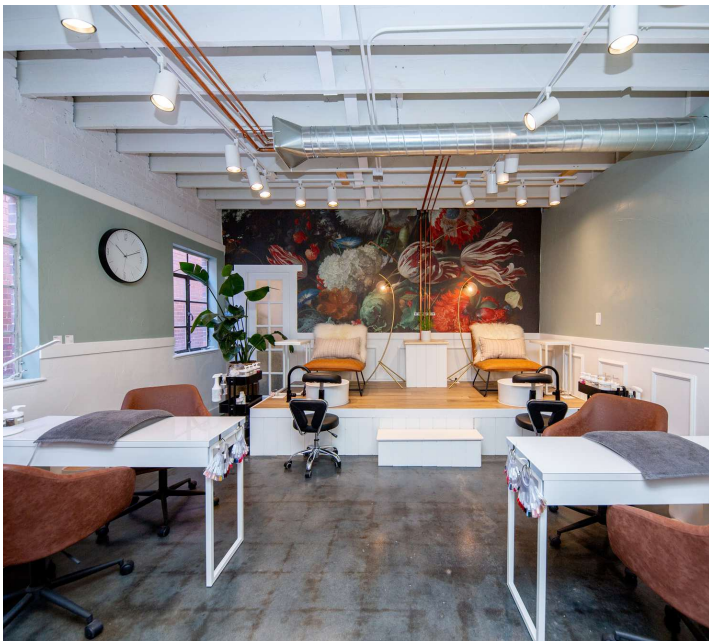
One Broadway Suite A300 Denver, CO 80203

303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)



**SALON FEATURES:**

- Each station is individually circuited
- 100 gallon hot water heater
- Lots of natural light, both from the north and south
- Double HVAC
- Polished concrete floors
- Each room has sink hookups
- Numerous exhaust vents



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