



FOR SALE OR LEASE | OFFICE

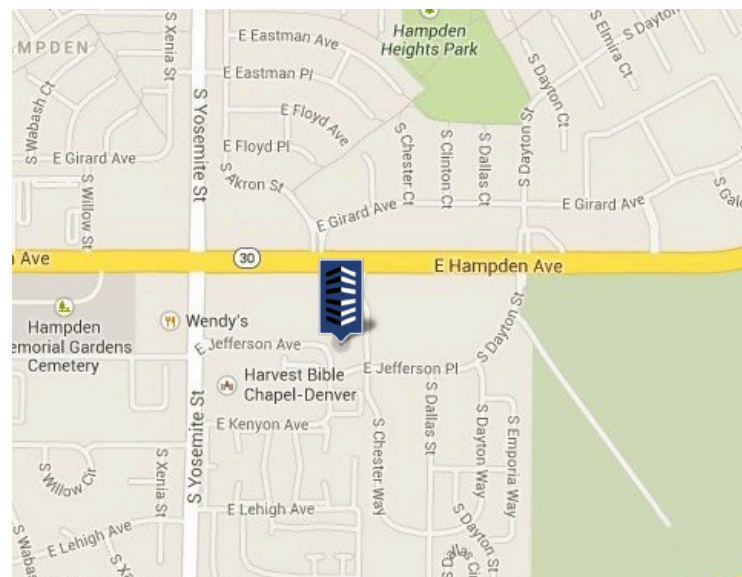
BLDG USE:	Office
PRICE:	\$100.00/SF - \$1,706,000
AVAILABLE SF:	4,881/SF
LEASE RATE:	\$11.95-\$13.00/SF
LEASE TYPE:	Full Service
CITY:	Denver
COUNTY:	Denver
SUBMARKET:	E Hampden
YR BUILT:	1960
BLDG SF:	17,060/SF
PARKING:	Surface
TENANCY:	Multiple Tenant

PROPERTY OVERVIEW

Located at 3600 S Beeler St, Denver, Colorado 80237, The Beeler Building is a well-appointed three-story structure, built in 1979 and updated multiple times over the years, encompassing 17,060 square feet and offered for sale at an attractive price of \$100 per square foot, well below replacement costs. This versatile property is particularly well-suited for an owner-user, with the potential to occupy nearly 5,000 square feet. Strategically positioned near the crossroads of E Jefferson Avenue and South Yosemite Street, this multi-tenant professional office facility features a variety of available suites designed with thoughtful floor plans that include a mix of private offices and open work areas. Each suite is enhanced by generous windows, sinks/kitchenettes, and upgraded finishes, fostering an inviting work environment. The building also boasts prominent signage and ample parking, meeting the needs of both tenants and visitors alike. Ideally situated in E Hampden, The Beeler Building is a prime choice for professional and medical office users seeking high-quality, affordable office space.

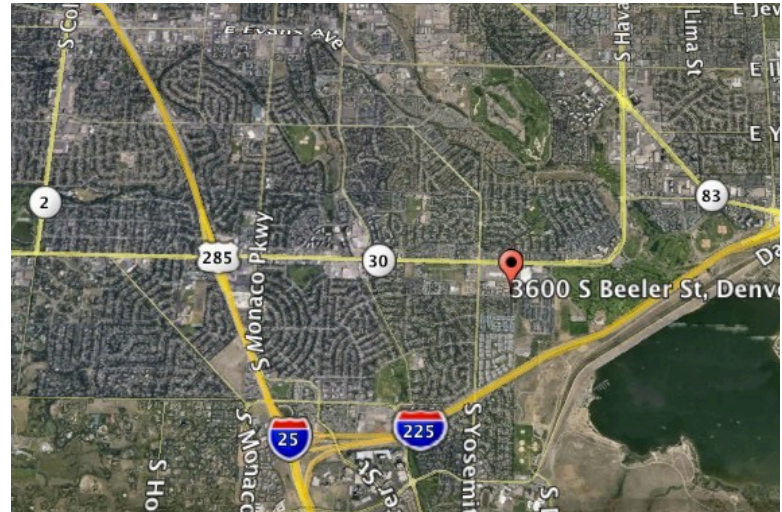
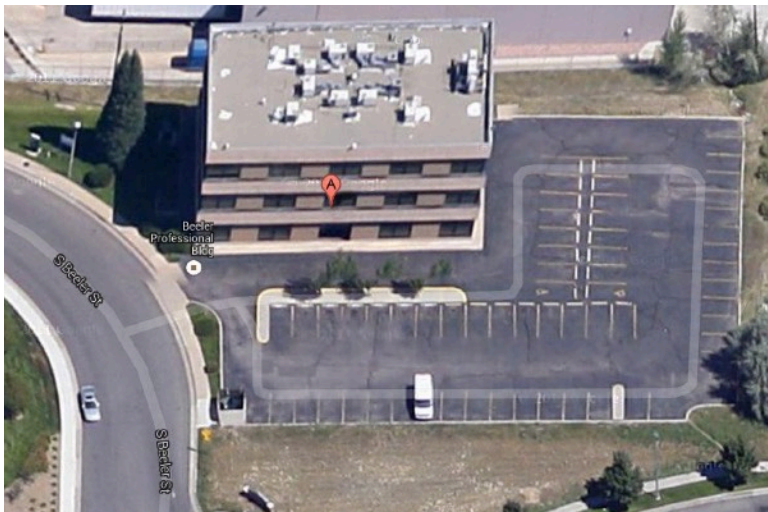
PROPERTY HIGHLIGHTS

- Prime Location: 3600 S Beeler St in Denver, near E Jefferson Avenue and South Yosemite Street.
- Spacious Layout: Three-story, 17,060 square feet, ideal for an owner-user.
- Attractive Pricing: Sale price of \$100 per square foot, below replacement costs.
- Flexible Office Space: Nearly 5,000 square feet available with a mix of private and open work areas.
- Modern Features: Suites with generous windows, sinks/kitchenettes, and upgraded finishes.
- Ample Amenities: Prominent signage and ample parking for tenants and visitors.



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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.



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