

409

Pennsylvania Street
Denver, Colorado 80203
Speer Boulevard Office Building
For Lease

YOUR
SIGN
HERE

Speer Blvd

 **UNIQUE**
PROPERTIES

TCN
WORLDWIDE
REAL ESTATE SERVICES

1,920 SF AVAILABLE - HIGH VISIBILITY & TRAFFIC COUNTS

OFFERED BY: UNIQUE PROPERTIES, INC / TCN WORLDWIDE

MICHAEL DESANTIS

SENIOR BROKER ASSOCIATE

303.321.5888

mdesantis@uniqueprop.com

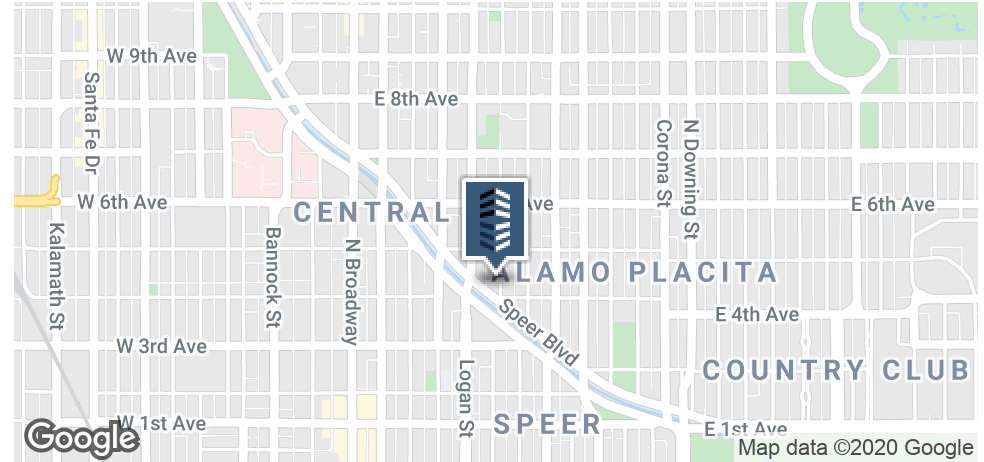
BRETT MACDOUGALL

SENIOR BROKER ASSOCIATE

303.512.2736

bmacdougall@uniqueprop.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,920 SF
Lease Rate:	Negotiable
NNN Expenses:	Estimated at \$8.05/SF
Lot Size:	5,716 SF
Year Built:	1968
Zoning:	U-MX-3
Stories:	2
Parking:	6 Spaces

PROPERTY OVERVIEW

Great two-story, stand-alone office building available for lease. The space features both private and open offices, nice reception area, large windows, high ceilings, and a kitchenette/break room.

The property is in a great location in the Cherry Creek submarket with immediate access to Speer Boulevard and is only blocks away from the Cherry Creek Mall. The property is just a short drive from Downtown Denver in a high energy and vibrant neighborhood with great restaurants, as well as high-end apartments & condos, parks, and bike paths.

PROPERTY HIGHLIGHTS

- Ideally Located on Speer Boulevard & Pennsylvania Street
- Great Street Exposure & Signage
- Near Restaurants, Shopping, Recreation, & Nightlife
- Prominent Signage Available on Speer Boulevard
- 6 Private Offices, 5 Work Spaces, Kitchenette, Reception, & Storage

FLOOR PLAN



LOCATION MAPS

