



## LEASE OPPORTUNITY

### PROPERTY OVERVIEW

The Melody Building is a 3 story professional office building located just west of 104th & I-25 in Northglenn, Colorado. The property has been very well maintained and features: renovated common areas and restrooms, professional management, elevator service and recently updated suites. The suites range in size from 301 SF to 3,434 SF are ready for occupancy for professional office, medical office and quasi-retail tenants. The building offers tenants the most affordable, quality office space in the North Metro area.

### OFFERING SUMMARY

<b>Available SF:</b>	760 - 895 SF
<b>Lease Rate:</b>	\$18.00 - 18.50 SF/yr (Full Service)
<b>Lot Size:</b>	2.0 Acres
<b>Building Size:</b>	30,000 SF
<b>Building Class:</b>	C
<b>Year Built:</b>	1968
<b>Market:</b>	Denver Northwest
<b>Cross Streets:</b>	104th & Melody Dr

### PROPERTY HIGHLIGHTS

- Great, North Metro Location and Visibility from 104th Avenue
- Well Maintained and Updated Property
- Professional Ownership and Management
- Quality, Affordable Lease Rates
- Professional Office, Medical Office and Quasi-Retail Use



## CONTACT:

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