

16,000 SF
8,000 OFFICE/ 8,000 WAREHOUSE

RARE OPPORTUNITY TO OCCUPY A TRULY UNIQUE SPACE.
FANTASTIC CENTRAL DENVER LOCATION WITH PARKING!!



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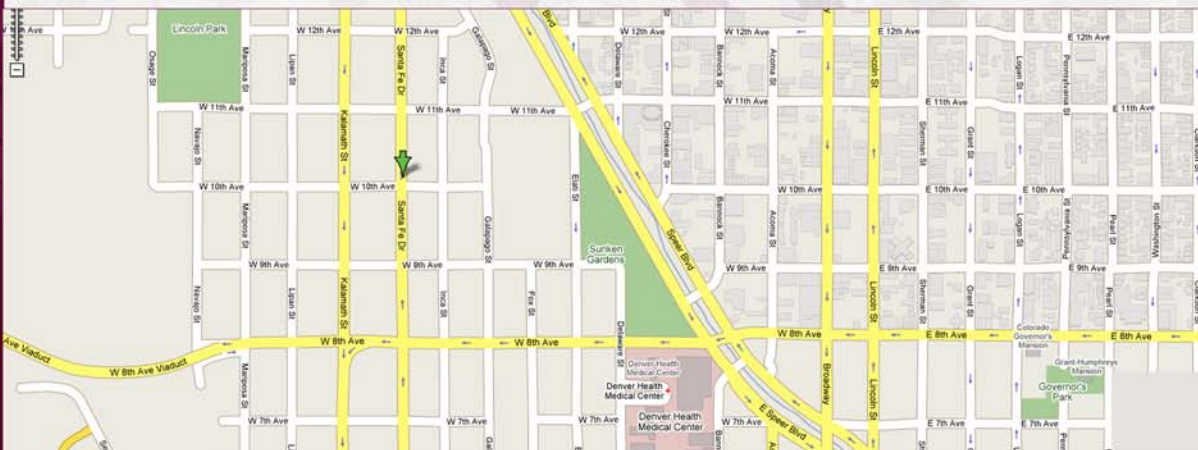
LOCATION

THIS WELL MAINTAINED MIXED USE OFFICE/ WAREHOUSE SPACE LOCATED IN THE HEART OF THE SANTA FE ARTS DISTRICT WITHIN MINUTES OF DOWNTOWN DENVER.

BUILDING SPECIFICATIONS

ZONING	B4		
TOTAL SPACE	16,000 SF		
OFFICE SPACE	8,000 SF		
WAREHOUSE/ FLEX SPACE	8,000 SF		
FEATURES	-ADA ACCESSIBLE	-WALK TO RESTAURANTS	-IMMEDIATE OCCUPANCY
	-OFF- STREET PARKING	-FREIGHT ELEVATOR	

GREAT CREATIVE OFFICE/ WAREHOUSE SPACE IN THE SANTA FE ARTS DISTRICT. THE FIRST LEVEL IS A 8,000SF NICELY FINISHED OFFICE WITH LOADING DOCK AND STAGING AREA. THE SECOND LEVEL IS A FLEXIBLE OPEN WAREHOUSE STORAGE SPACE WITH FREIGHT ELEVATOR ACCESS. GREAT AREA FOR STAGING, LIGHT ASSEMBLY, OR STORAGE.



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