

OFFICE/RETAIL

FOR LEASE

1,259 SF

LOUISIANA STATION

1313 S. CLARKSON STREET
DENVER, CO 80210



1060 BANNOCK ST., SUITE 300
DENVER, COLORADO 80204
PHONE 303.592.7300
FAX 303.592.7305
WWW.AXIORE.COM

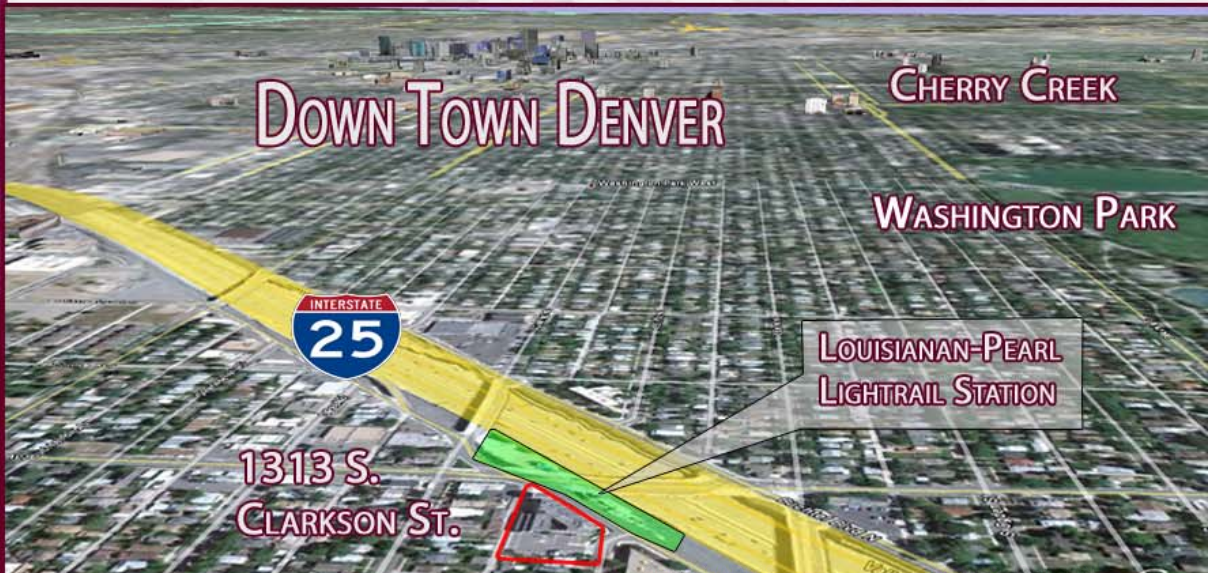


SPECIFICATIONS

1,259 SF OF CLASS A OFFICE SPACE. SIT'S NEXT TO LOUISIANA-PEARL LIGHT RAIL STATION. HAS OFF STREET PARKING WITH UNIT. 10 MINUTE DRIVE TO DOWNTOWN DENVER, CHERRY CREEK, AND DENVER TECH CENTER

LOCATION

1313 SOUTH CLARKSON ST.
DENVER, CO 80210



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E: JOHN@AXIORE.COM

C: 303.592.7300
E: TANNER@AXIORE.COM



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1,259 SF

OPEN OFFICE

WINDOWS RUN LENGTH OF UNIT

EXPOSED CEILINGS

GREAT VISIBILITY FROM ROADWAYS

GREAT LIGHT RAIL ACCESS

Humphries
Poli
Architects, PC

APPROX LOCATION OF EXISTING SEWER TAP

SHELVING BY OWNER

STORAGE
001

TOILET
002

OFFICE
003

CONFERENCE/BREAK
004

STD 2x4 W

5/8" GYP B

UNDER CO

SINK w/ D



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