

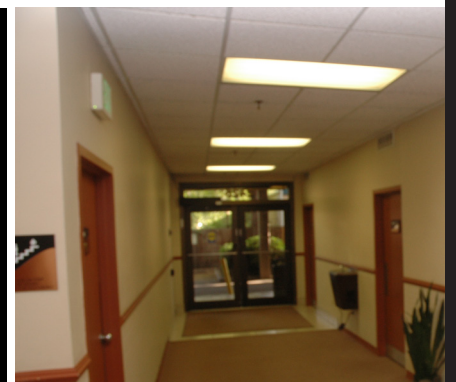
**PRICE  
REDUCED!**



**2425 S. Colorado Blvd.**  
Denver, Colorado

## FOR SALE

Office Building  
\$1,850,000 (\$62.26/sf)



### FEATURES

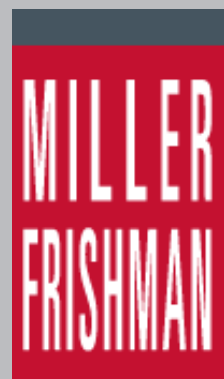
Building SF:	29,713
Lot Size:	44,251 sf
Zoning:	R-4 Denver S-CC-5X (Suburban Commercial Corridor 5X)
Parking:	88 spaces plus 10 additional spaces available for lease. Covered parking available.
Year of Construction:	1978
Current Occupancy:	64.5%
Average Rent:	\$14.47/sf FSG
Availability:	Suite 100 - 7,063 sf* Suite 280 - 3,477 sf *div. to 1,975 sf
Operating Expenses:	\$6.73/sf (2010 actual)
Elevators:	One

2425 South Colorado Boulevard is a two-story 29,713 square foot office/medical building constructed in 1978. Currently the property is 64.5% leased. Visibility from Colorado Boulevard is excellent and there is an opportunity to place tenant signage on the building. The property is well maintained and offers covered parking. New upgraded zoning under consideration from the City of Denver shall allow more density and uses at the site including multiple unit dwellings, retail, office and medical. (Please see reverse for aerial.)

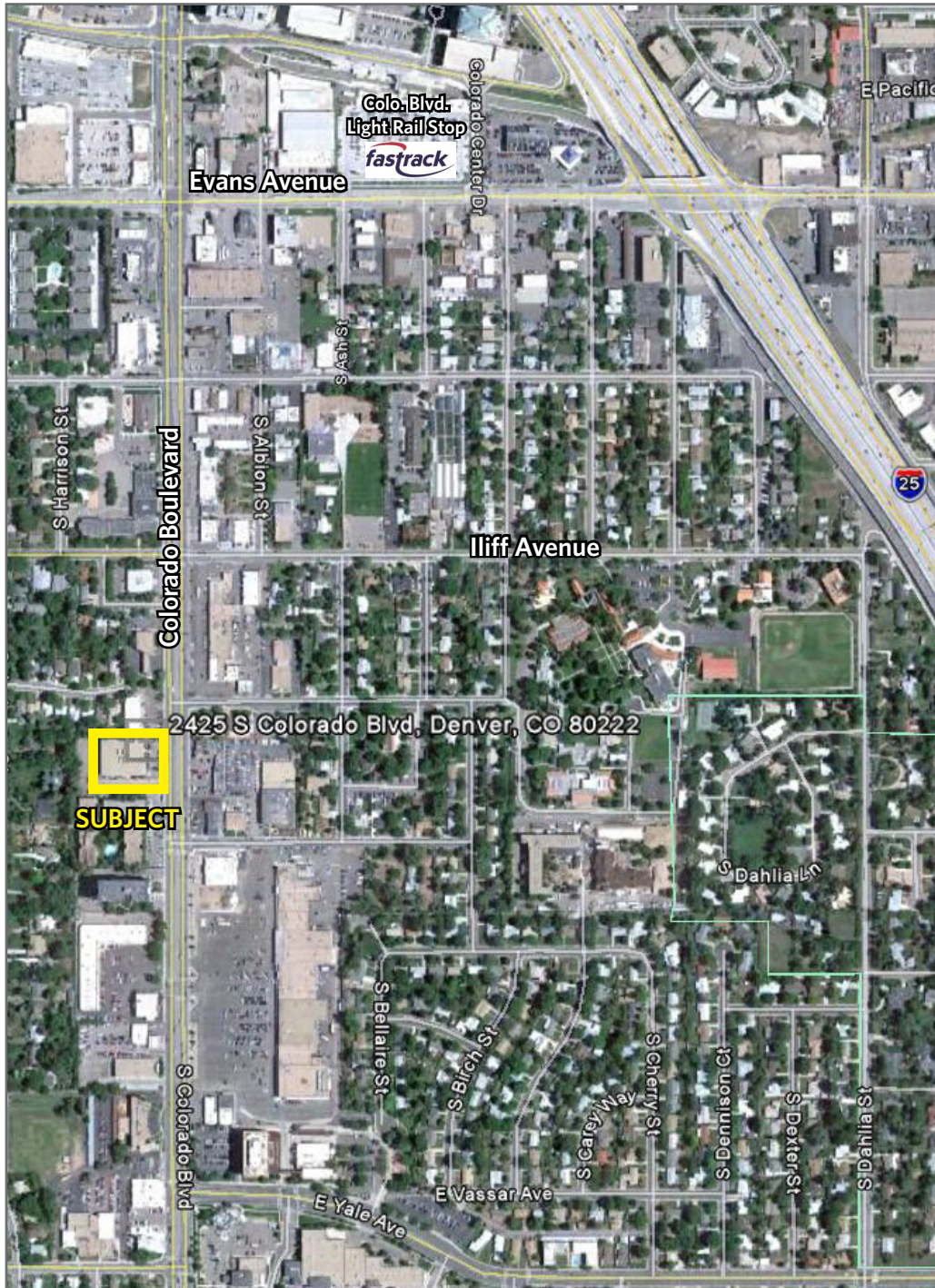
**FOR MORE INFORMATION  
PLEASE CONTACT**

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## LOCATION MAP



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