

**RATE
REDUCED!**



2425 S. Colorado Blvd.
Denver, Colorado

FOR LEASE

Office Building
\$12.50/SF Full Service Gross



FEATURES

Building SF:	29,713
Availability:	Suite 100 - 5,088 sf Suite 150 - 1,975 sf Suite 280 - 3,477 sf
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. Some covered parking.
Year of Construction:	1978
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. The property is well maintained and offers covered parking.

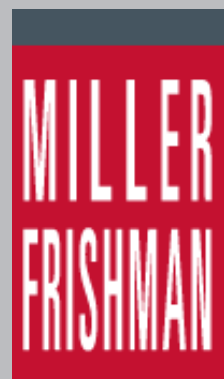
The first floor vacancies offer medical exam room finish with full plumbing and x-ray capability while the second floor suite includes more open traditional office finish.

(Please see reverse for aerial.)

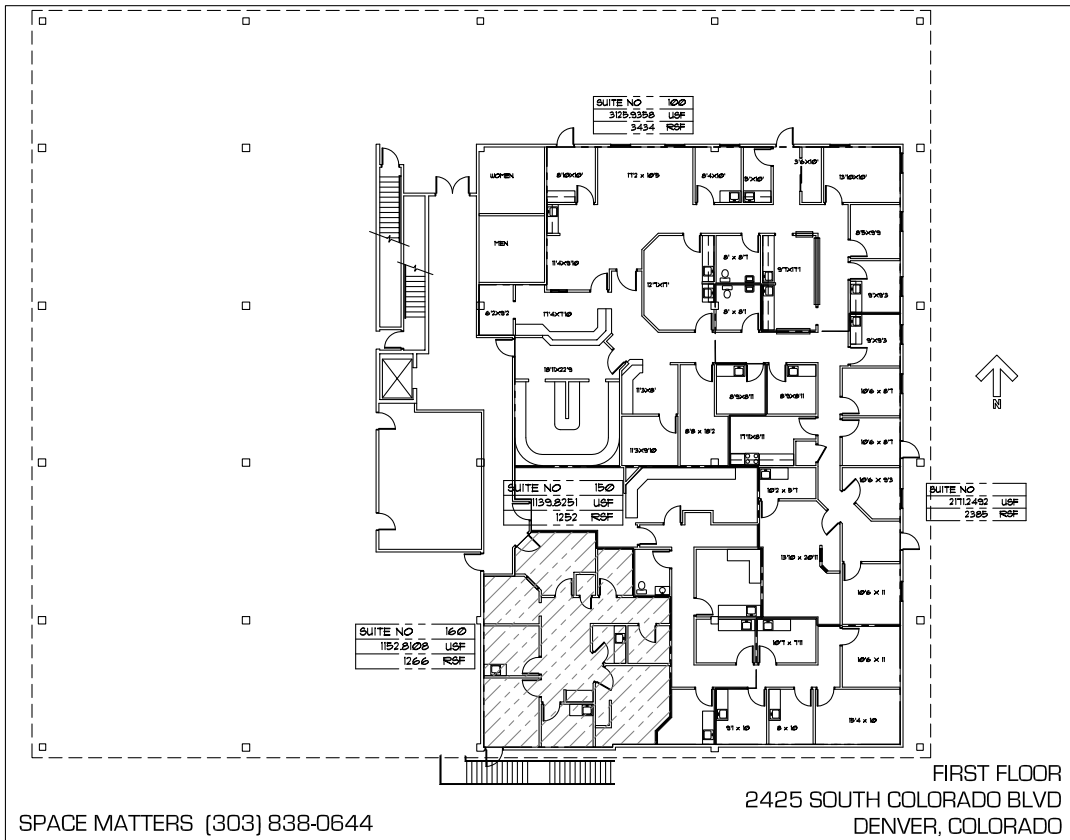
FOR MORE INFORMATION
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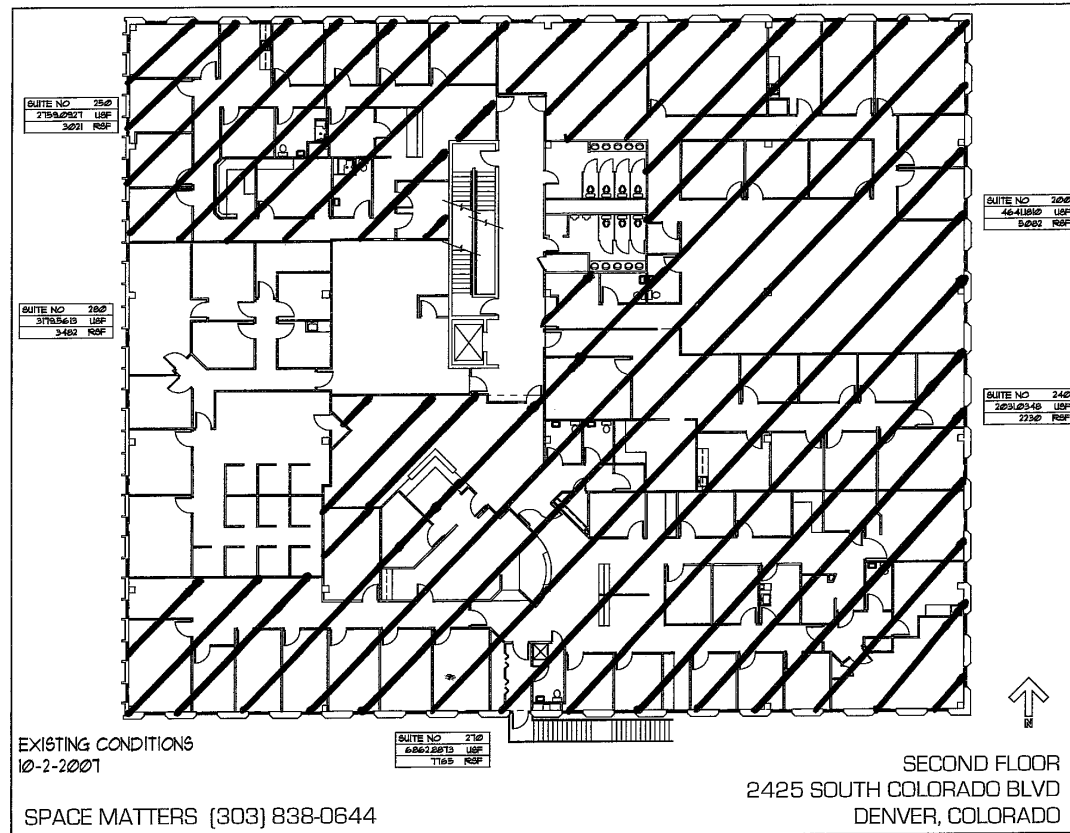


FLOOR PLANS



SPACE MATTERS (303) 838-0644

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EXISTING CONDITIONS
10-2-2007

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