

575 | **LOGAN ST**
DENVER, CO 80203

\$20-\$22 NNN | **OFFICE**
PRICE REDUCED



**OWNER/USER BUILDING
OFFICE W/SIGNAGE**



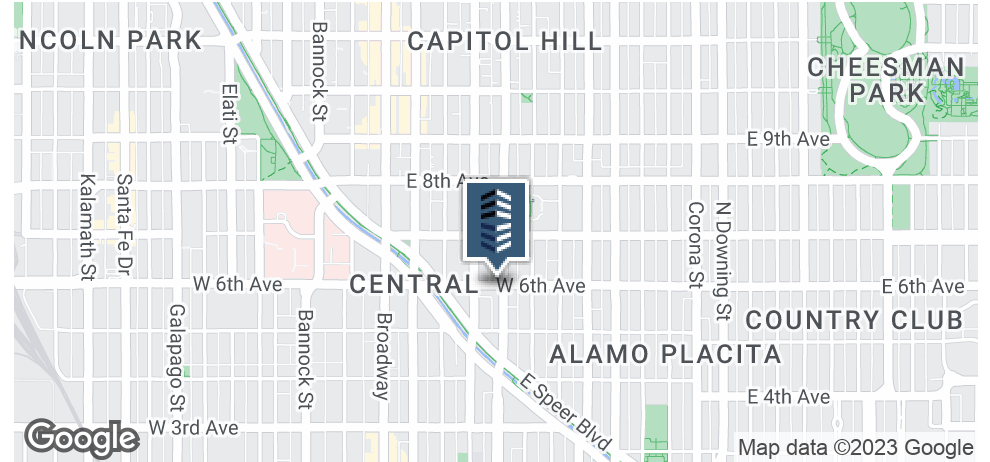
**DENVER INFILL
SPECIALISTS**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20 - \$22 / SF NNN
Available SF:	5,440 SF
NNN Expenses:	Est. \$7.50 / SF
Main Floor Size:	2,985 SF
Lower Level Size:	2,455 SF
Renovated:	2008
Zoning:	PUD
Parking:	Eight (8) Spaces
Elevator:	Yes

PROPERTY OVERVIEW

Located at the intersection of 6th Ave and Logan St, 575 Logan is situated between Downtown Denver and Cherry Creek with immediate access to Speer Boulevard and I-25.

High Energy and vibrant neighborhood with great restaurants a block away, as well as historic homes, parks, and bike paths. The space has two large sky lights in the main open area and 17 foot high ceilings with white walls and some fresh vibrant colors. This space is ADA handicapped accessible via elevator.

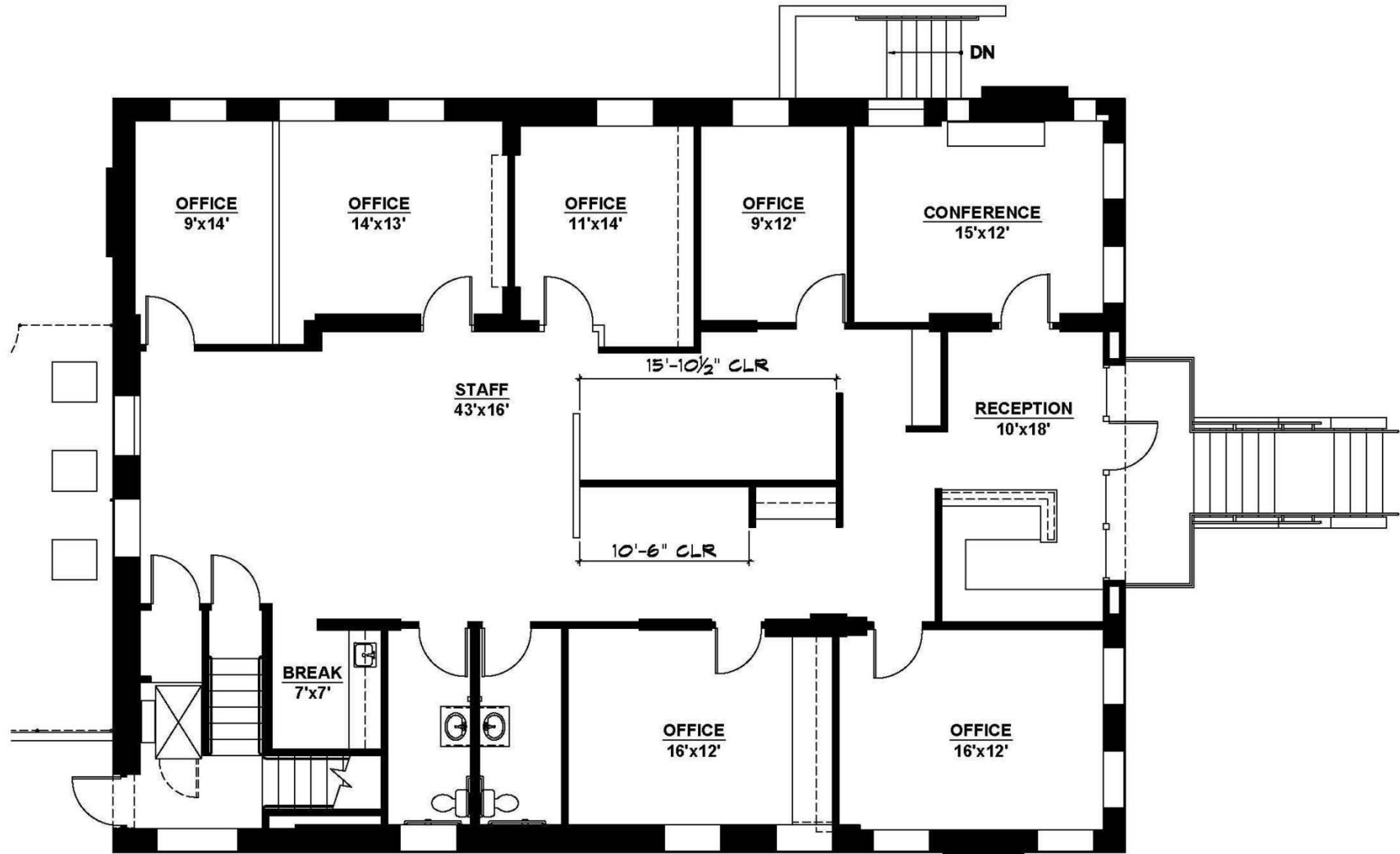
PROPERTY HIGHLIGHTS

- Building completely renovated in 2008
- ADA approved elevator
- 17' ceilings with abundant natural light
- Walking distance to restaurants and Cherry Creek Bike Path
- Building signage available

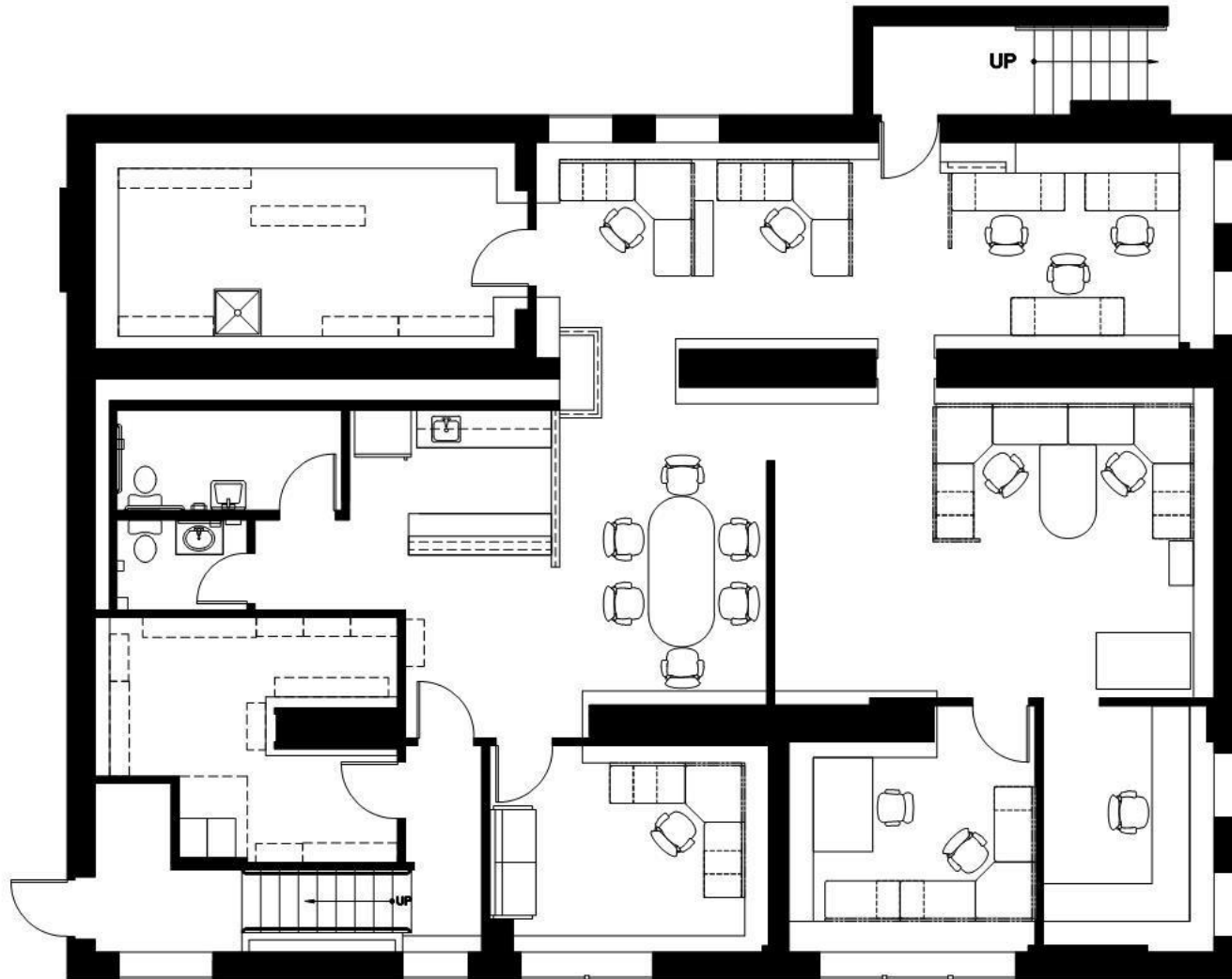
PROPERTY PHOTOS



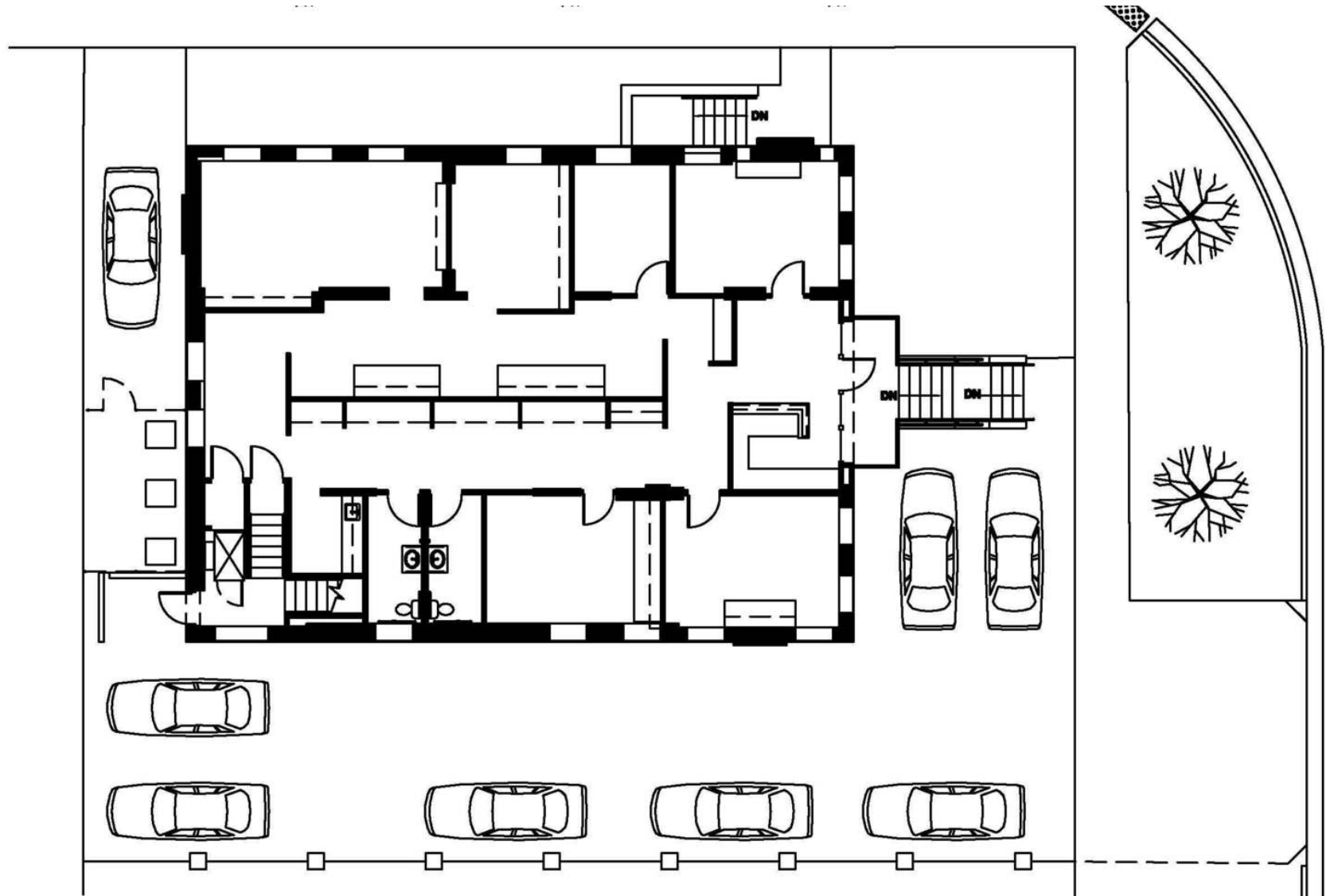
MAIN LEVEL PLAN



LOWER LEVEL PLAN



PARKING PLAN



LOCATION MAP

