



FOR LEASE

Office Warehouse With Yard
1640 W Girard | Englewood, CO 80110



**2 Bldgs - 1,200 SF Office And 2,000 SF
Warehouse W 1/3 AC YARD**

CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

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OFFERING SUMMARY

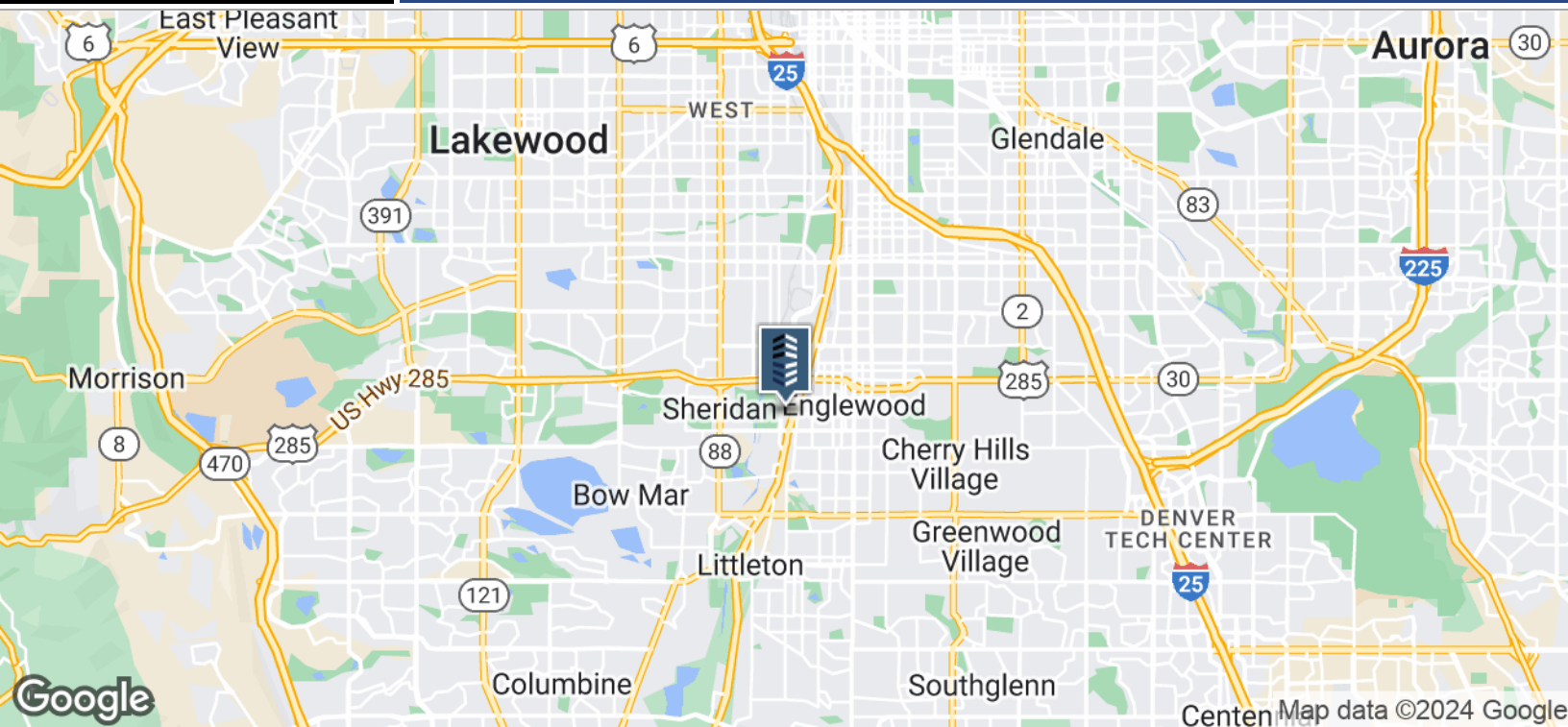
Available SF:	Fully Leased
Office SF:	1,200 SF
Warehouse SF:	2,000 SF
Lease Rate:	\$13.95 SF/yr (NNN)
NNNs:	\$3.51/SF
Yard Size:	0.32 Acres - Fenced
Loading:	3 10'x10' OH Doors
Ceiling Height:	12' Clear
Zoning:	Business/Light Industrial

PROPERTY HIGHLIGHTS

- New Bathroom Remodel and Interior Paint
- Kitchenette
- Fantastic Location with Easy Access via Hampden and S Santa Fe Dr.
- Corner Lot
- (3) 10'x10' O.H. doors
- 12' ceiling
- 1200 sf Offices
- 1/3 acre fenced Yard
- 3 year NNN lease term







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