



FOR LEASE

5,466 SF Office Warehouse

1430 S Cherokee St | Denver, CO 80223

RATE REDUCED!!

Downtown Denver

I-25

Gates Development
880+ Apartment Units
Retail

W Mississippi Ave.

S Broadway

S Cherokee St

S Santa Fe Dr.

W Florida Ave.



16'X 10' Drive In Door, Extremely Clean

CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

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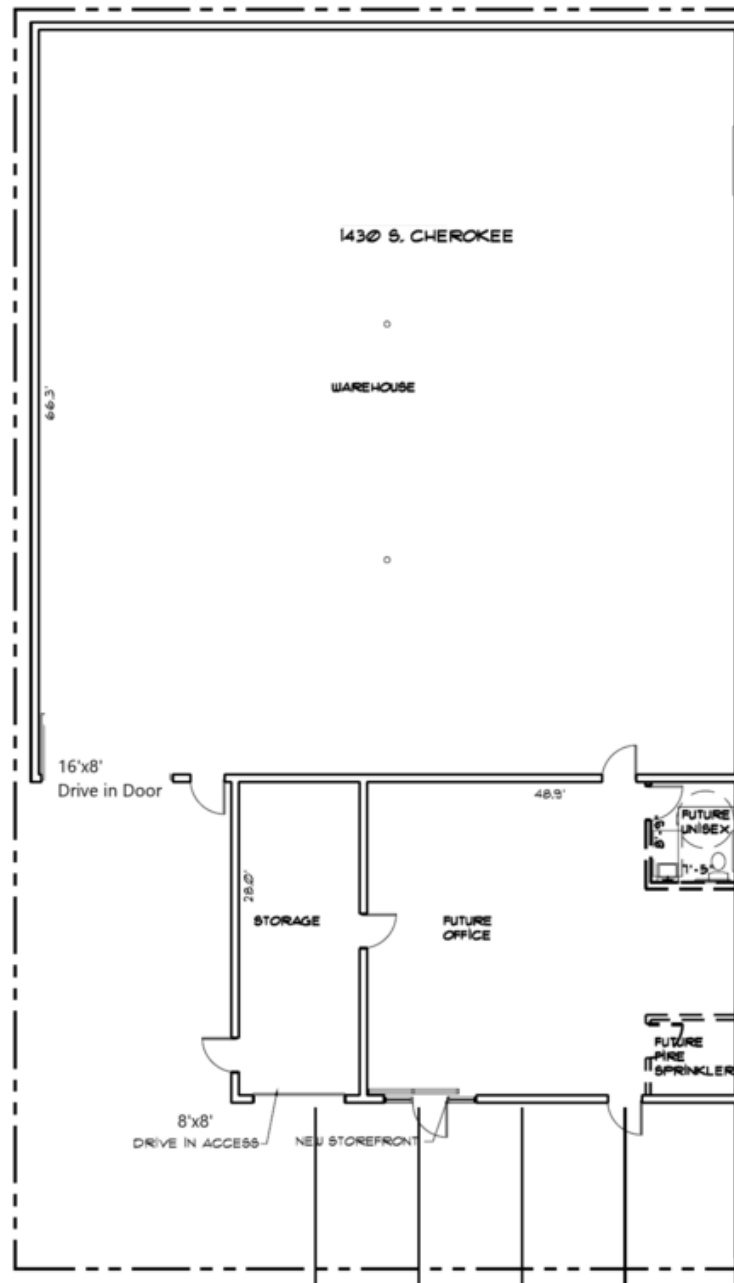


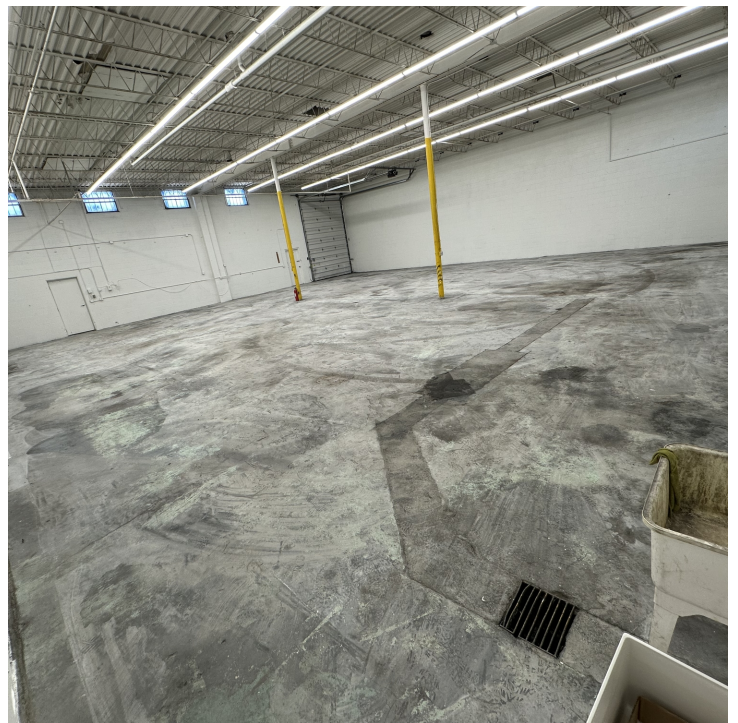
OFFERING SUMMARY

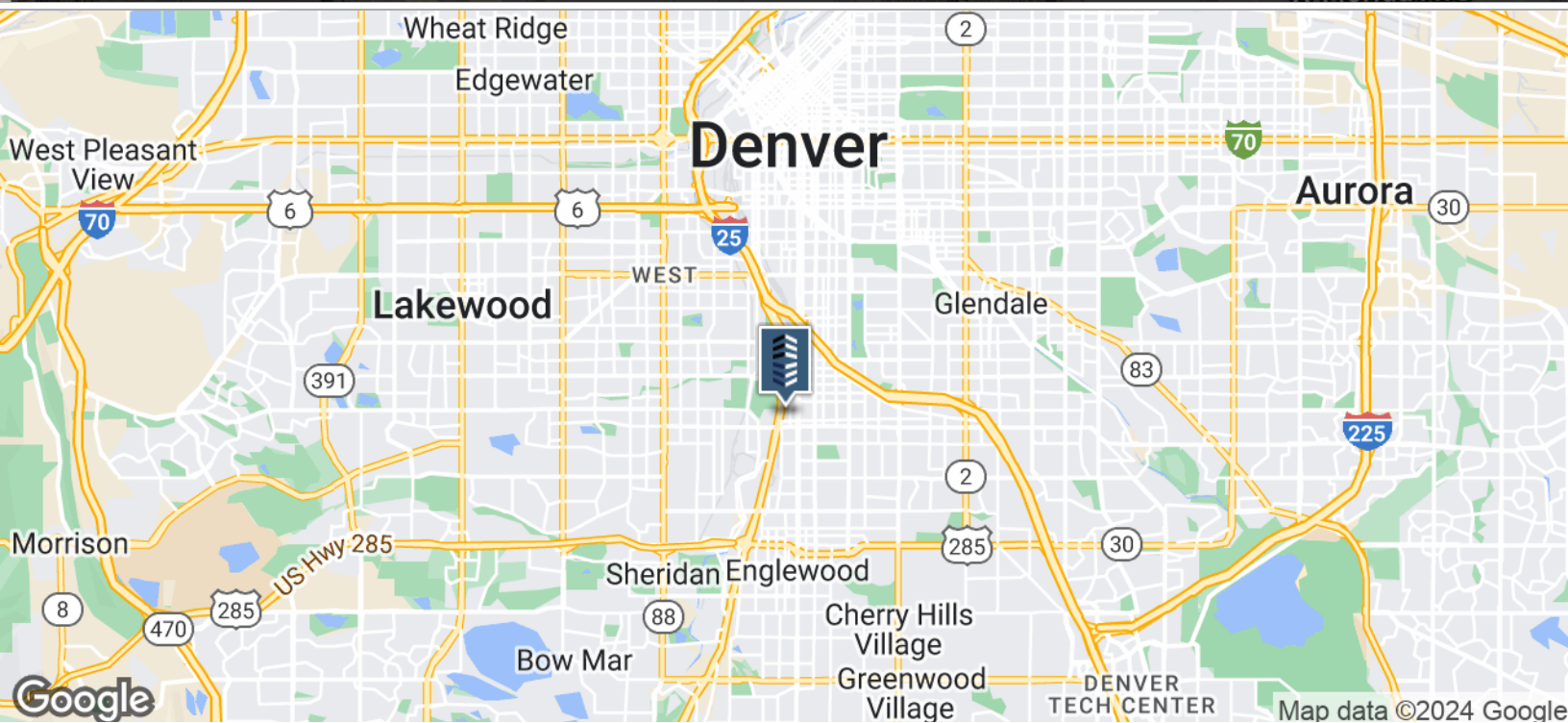
Available SF:	5,466 SF
Office/Sales Counter:	1,000 SF
Lease Rate:	\$10.75/SF (NNN)
Est. NNN:	\$4.50/SF
Lot Size:	6,875 SF Lot
Loading:	1 - 16'x10' Drive In 1- 8'x8' Drive In
Sprinklered:	Yes-Office Only
Grade Level Doors:	2
Zoning:	I-A
HVAC:	GFA in Warehouse HVAC in Office
Parking:	Ample
City/County:	Denver/Denver
Power:	200 Amp 3 PH
Ceiling Height:	16'
Cross Streets:	Santa Fe & Mississippi

PROPERTY HIGHLIGHTS

- Excellent Central Location Right off Santa Fe & Mississippi
- Wide Open Warehouse Area
- Oversized 16'x10' Drive in Door
- New LED Lighting Throughout Warehouse and Office
- Freshly Painted Inside and Exterior
- Permissive I-A Zoning
- Excellent Access and Identity
- Ideal for Contractors, Engineering, Service Companies, Clean Automotive Uses, Distribution, Fabrication/Manufacturing, Showroom, and General Office Warehouse.
- Abundant Ambient Light Coming in Warehouse







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