

1475 S. ACOMA STREET, UNIT 200

DENVER, COLORADO

Gruber Commercial Real Estate Services | 3001 Brighton Blvd #341 Denver CO 80216 | Tel: 720-490-1442



LEASE RATE:
\$7.85/SF NNN

**Located in Hot Platte Park
Neighborhood on the South
Broadway Corridor**

TOTAL BUILDING SIZE: 61,334 SF
AVAILABLE: 29,022 SF

PROPERTY HIGHLIGHTS

- High-end modern office finish
- Heavy power that's well distributed
- Excellent curb appeal
- New roof and solar panels to be installed in 2019
- Walking distance to great restaurants and night life
- Easy access to I-25
- Proximity to two light rail stops
- Local ownership

★ Up to 30,000 SF fenced yard



Russell Gruber
Industrial Specialist / Owner
Cell: 720-490-1442

russell@grubercommercial.com

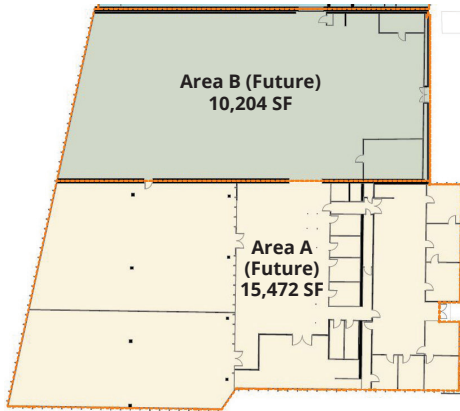
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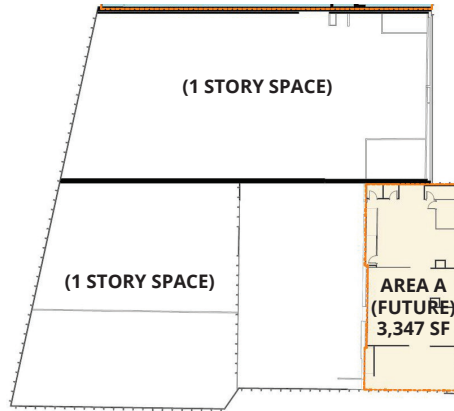
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FLOOR PLANS



LEVEL 1



LEVEL 2

PROPERTY DETAILS

- **Total Building Size:** 61,334 SF
- **Available:** 29,022 SF
- **Office:** 6,694 SF (two levels)
- **YOC:** 1975, 1980 with a 2015 renovation
- **2018 Taxes:** \$1.54/SF
- **Zoning:** I-A, UO-2
- **Power** 2,000amps 3-phase; 480Y/277V (to be verified)
- **Loading:** 2 dock-high doors
- **A/C & Heat:** Fully temperature-controlled building
- **Clear Height:** 12' to 14.5'
- **Sprinkler:** Fully sprinkled
- **Estimated Operating Expenses:** \$2.15/SF

AERIAL



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