

OFFICE FOR SALE

1280 Kalamath St., Denver, CO 80204



LIST PRICE
\$800,000



SPACE AVAIL.
1,996 SF



ZONING
U-RH-2.5

SUMMARY

Discover a newly renovated 1,996 SF office space at 1280 Kalamath Street. This highly-visible building sees about 8,000 cars pass by each day and offers the convenience of dedicated parking. With quick access to I-25, Speer Blvd., and many of Denver's major roads, the property is the perfect fit for a small business or operator looking for a central, accessible, and professional office location.

HIGHLIGHTS

- 5,630 SF, fully fenced lot, off-street parking
- Built in 1996, brick construction
- Move-in ready — conference room, private offices, full kitchen, reception area
- Seller willing to offer owner financing with attractive terms
- Ideal for a small business or professional practice that wants to own instead of lease, in a highly visible, well-connected location

NORTHPEAK TEAM

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KEVIN CALAME

Principal

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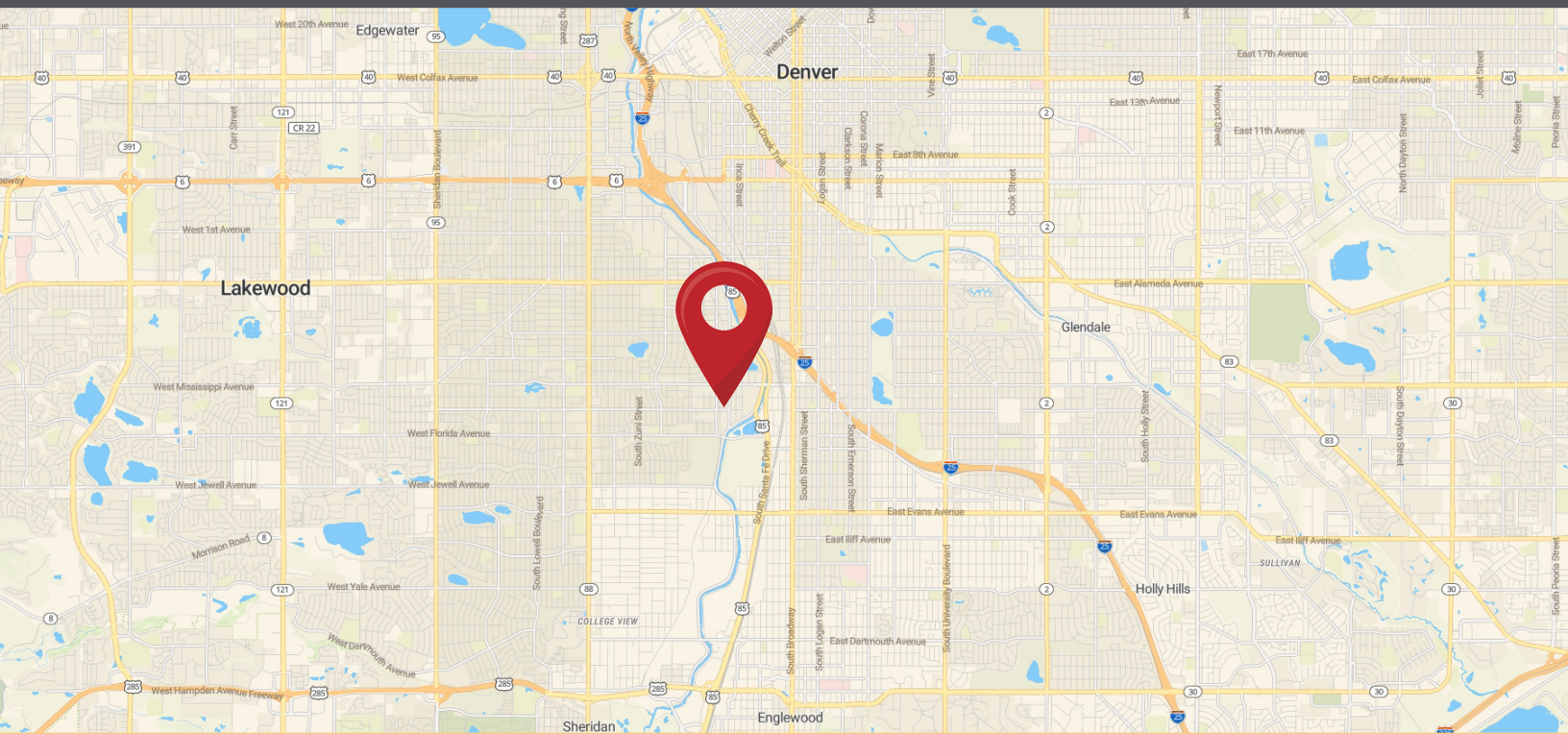
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NORTHPEAK[®]
COMMERCIAL ADVISORS

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