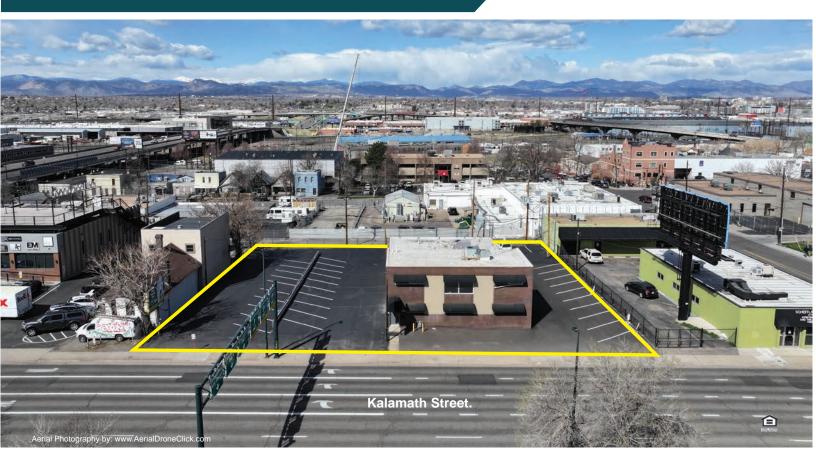
## Kalamath St. Flex Building For Lease

665 Kalamath St., Denver, CO 80204



www.FullerRE.com



## **BUILDING INFORMATION**

Building Size:	6,750±SF (per county records)
Lot Size:	0.55± AC (24,000± SF)
YOC:	1966 / 2006 renovation
Parking:	40 Spaces (surface/free)
Zoning:	I-A Denver
Est. NNN's:	\$7.85/SF
Est. Payment:	\$11,446/month

FOR LEASE \$12.50/SF NNN

## **PROPERTY NARRATIVE**

665 Kalamath Street is an office/flex/warehouse building for lease. This property offers the tenant prime space on Kalamath with easy access to I-25 via 6th Avenue, just ½ block away. The property is zoned I-A and has numerous uses. Warehouse is about 3,000 sq ft with 13.5' ceilings and 2 bathrooms. Property has a basement and two abovegrade floors for office/retail in addition to 2 additional bathrooms on the upper floors.

## **TRAFFIC COUNTS**



38,891 vpd on Kalamath 69,549 vpd on 6th Ave.

Fuller Real Estate (303) 534-4822

Click for Brokerage Disclosure Alex Scott (720) 287-5417 direct (972) 207-8877 mobile AScott@FullerRE.com **Travis Wanger** (20) 974-2790 direct

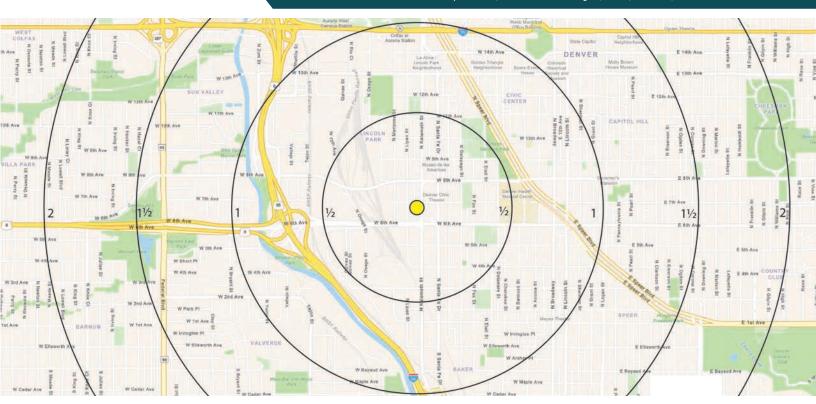
(720) 974-2790 direct (303) 888-1061 mobile TWanger@FullerRE.com

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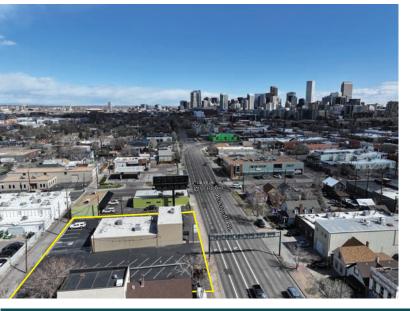
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