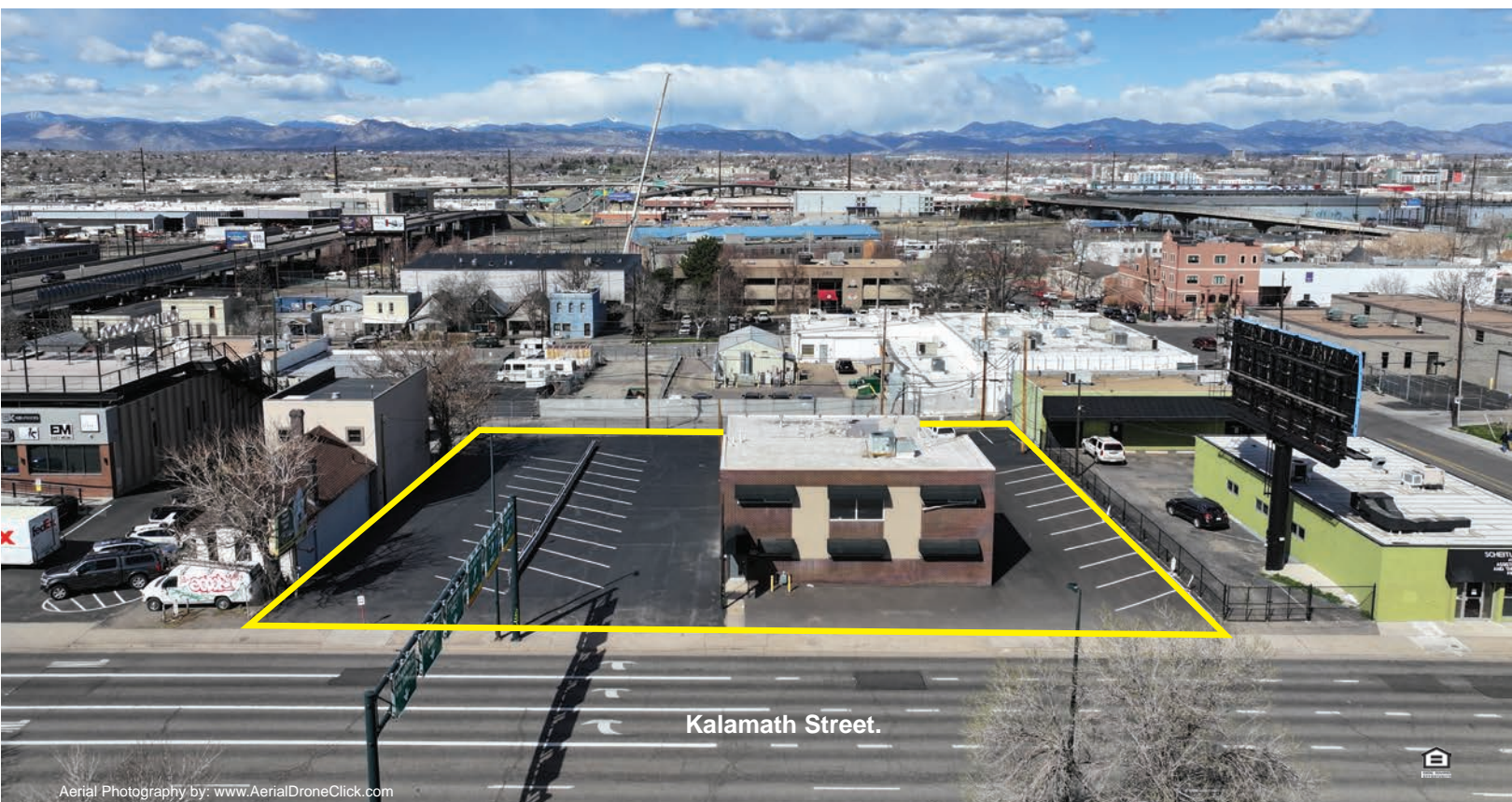


Kalamath St. Flex Building For Lease

665 Kalamath St., Denver, CO 80204



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Aerial Photography by: www.AerialDroneClick.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

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 1/2 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 above-grade 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.

FOR LEASE \$12.50/SF NNN

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