



# Kalamath St. Flex Building For Lease

665 Kalamath St., Denver, CO 80204



Aerial Photography by: www.AerialDroneClick.com



## BUILDING INFORMATION

<b>Building Size:</b>	6,750± SF (per county records)
<b>Lot Size:</b>	0.55± AC (24,000± SF)
<b>YOC:</b>	1966 / 2006 renovation
<b>Parking:</b>	40 Spaces (surface/free)
<b>Zoning:</b>	I-A Denver
<b>Est. NNN's:</b>	\$7.85/SF
<b>Est. Payment:</b>	\$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 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 above-grade floors for office/retail in addition to 2 additional bathrooms on the upper floors. There is ability to have a manufactured roll up door installed at the rear of the building. The property also offers monument signage directly on Kalamath St. The roof was recently replaced in 2023.

**FOR LEASE \$12.50/SF NNN**

## TRAFFIC COUNTS



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

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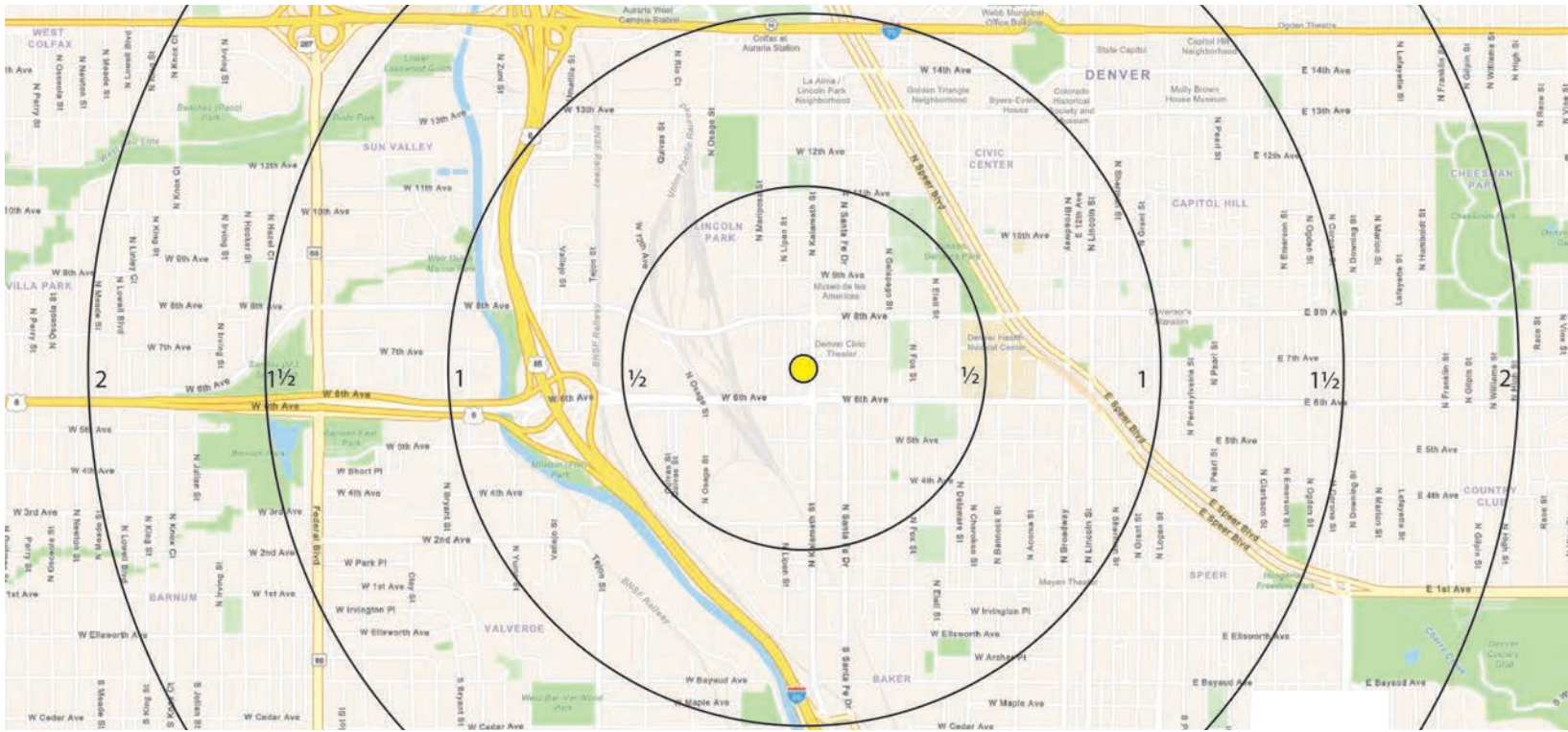




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