

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Standalone Office Building for Lease Next to Empower Field

2941 W 19th Ave, Denver, CO



www.FullerRE.com



For Lease: \$18.00/SF NNN

BUILDING OVERVIEW

Building SF:	5,964± SF
Lot Size:	0.35± Acres
Structure:	2 - Stories
Parking:	34 - 3.8/1,000
Zoning:	C-MX-5
Price:	\$18.00/SF NNN
Est NNN's:	\$8.00/SF

PROPERTY HIGHLIGHTS

- Four private offices
- Two conference rooms
- Modern, updated, open concept workspace
- Fully furnished with collaborative workstations
- Abundant parking and location directly next to Empower Field
- Fully equipped kitchen with beer taps
- Advanced server room
- Solar panels and low utility costs
- Heavy Power - 400 Amps, Century Link Fiber

Single tenant office building perfect for a tech company, sales, construction, marketing, or any professional service group.

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**Brokerage Disclosure
to Buyer**

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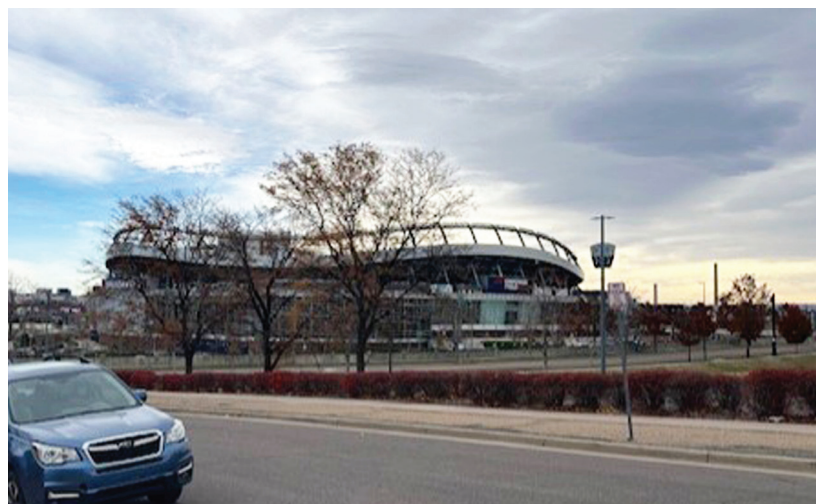
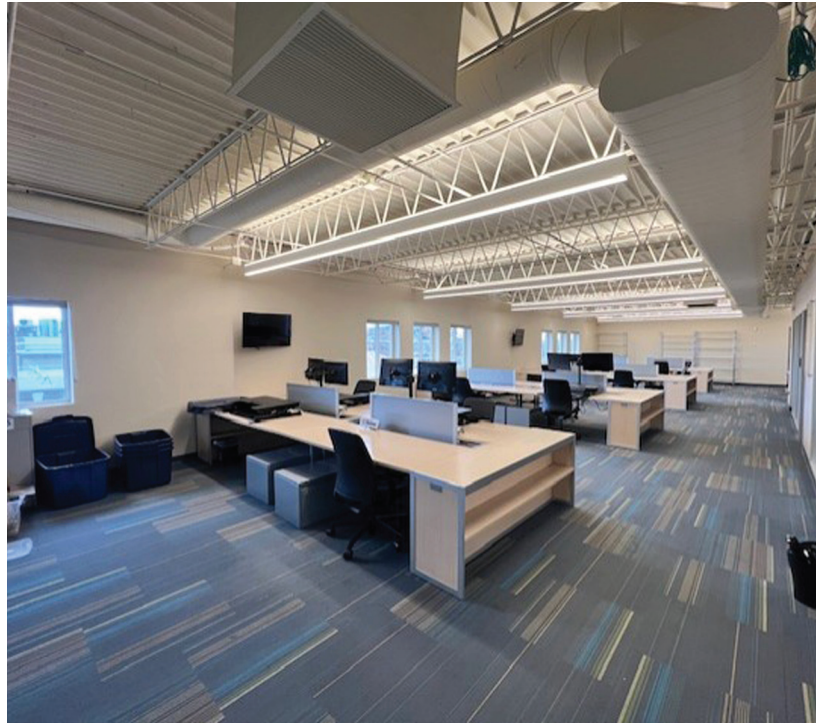
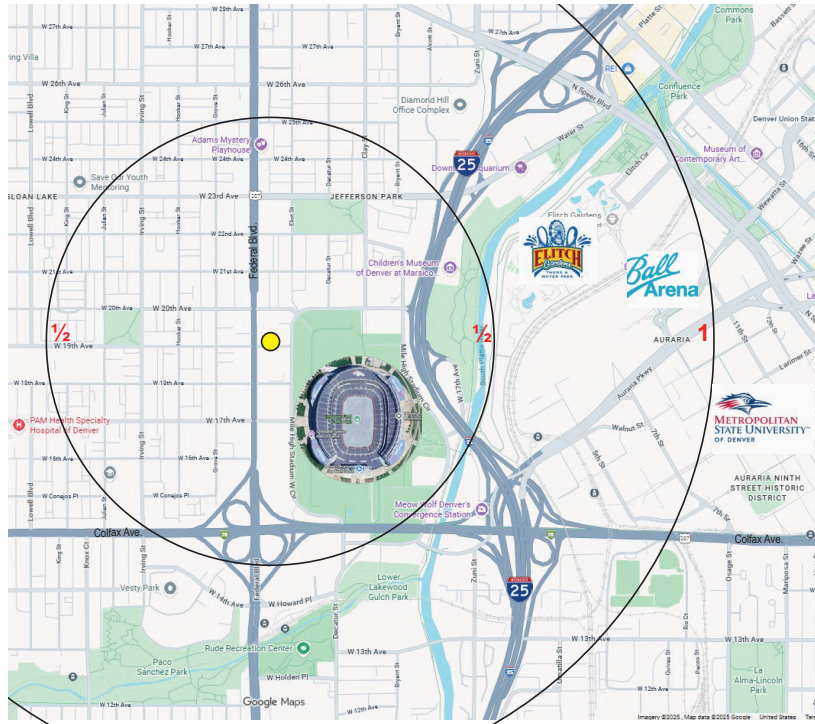
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