



# FOR LEASE

## Retail Opportunity

1255 Delaware Street | Denver, CO 80204



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## OFFERING SUMMARY

<b>AVAILABLE SQ.FT.:</b>	2,545 SF
<b>LEASE RATE:</b>	\$18.50 SF/yr (NNN)
<b>NNN EXPENSES:</b>	\$5.00
<b>LOT SIZE:</b>	6,261 SF
<b>BUILDING SIZE:</b>	6,230 SF
<b>YEAR BUILT:</b>	1926
<b>RENOVATED:</b>	2015
<b>ZONING:</b>	D-GT

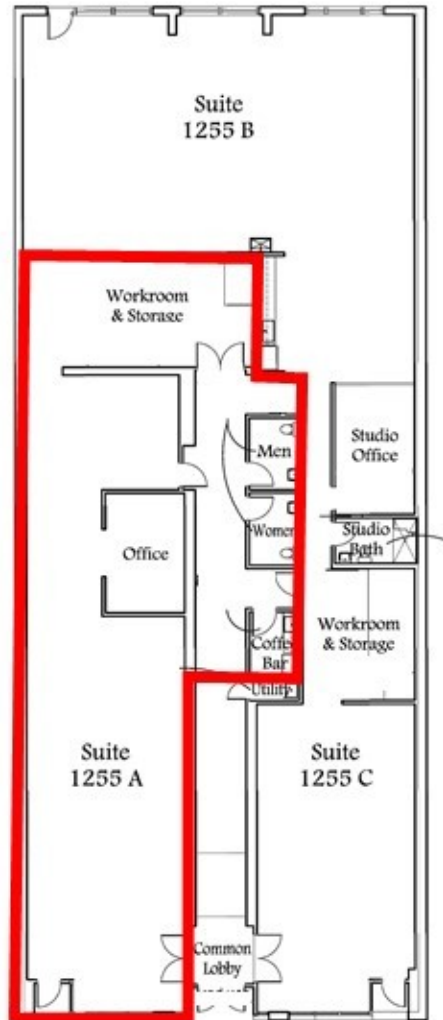
## PROPERTY OVERVIEW

Located in the Golden Triangle. 1255 Delaware Street is situated between Downtown Denver and Cherry Creek with immediate access to Speer Boulevard, Broadway and I-25.

High energy neighborhood with great Restaurants and Art Gallery's as well as high end homes and apartments with parks and bike paths. The space is an open space concept with high barrel roof and exposed brick. This space is ADA accessible.

## PROPERTY HIGHLIGHTS

- Completely Renovated 2015
- High Ceilings
- Open Layout
- Great Work Environment



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