

MODERN OFFICE / RETAIL FOR LEASE



**ALL NEW AND READY TO MOVE IN
1036 W 8th Ave DENVER CO 80204
PAUL FAIR 303.475.9411**

- + RARE OPPORTUNITY TO WORK IN THIS CONTEMPORARY SPACE**
- + SANTA FE ARTS DISTRICT WITH GREAT ACCESS TO DOWNTOWN**
- + NEAR WONDERFUL RESTAURANTS, BREWERIES AND SHOPS**
- + HIGH VOL TRAFFIC, EASY ACCESS TO DOWNTOWN & HIGHWAY**
- + PERFECT FOR TECH, START UP, DESIGN AND EMERGING BUSINESS**



- + 2400 SF - FULL FIRST FLOOR**
- + LEASE RATE \$20 + NNN**
- + 3 - 5 YEAR LEASE**
- + MAKE IT YOUR SPACE**

- + NEW BATHROOMS AND KITCHEN**
- + CORNER LOCATION, SIGNAGE**
- + LOCAL LANDLORD**
- + GOOD PARKING**

CLEAN CONTEMPORARY EXTERIOR



+ NEAR LITE RAIL

+ SAFE AND EASY

+ NEW LANDSCAPING

+ LOTS OF PARKING

+ CITY FEEL WITHOUT THE HASSLE

+ BIKE COMMUTE FRIENDLY

1ST FLOOR

BUILD IT OUT - MAKE IT YOURS



- + 1ST FLOOR INTERIOR
- + LARGE OPEN SPACE
- + LETS MAKE IT COOL

- + NEW KITCHENETTE/2 BATH
- + IMAGE OF PREVIOUS INTERIOR
- + 5G OR MORE READY