



FOR LEASE

1235 E. Hampden Ave.

1235 E. Hampden Ave. | Englewood, CO 80113



PROPERTY BROCHURE

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OFFERING SUMMARY

Available SF:	1,495 SF
Lease Rate:	\$15.00 SF/yr (NNN)
CAM Expenses:	\$5.00 PSF
Lot Size:	0.36 Acres
Building Size:	5,617 SF
Year Built:	1980
Zoning:	M-2
Cross Streets:	East Hampden Avenue & South Downing Street

PROPERTY OVERVIEW

Well located infill retail space available in a well maintained neighborhood center. Just one block away from Swedish Medical Center.

PROPERTY HIGHLIGHTS

- Location, Location, Location
- 3 Tenant Retail Center
- Twin-T Construction
- High Traffic Counts with Great Visibility and Exposure
- Adjacent to 7-11
- 3 Blocks from Craig and Swedish Hospital
- Within the ART Shuttle System and The Light Rail System



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