



FOR LEASE

STOREFRONT RETAIL / RESIDENTIAL

3541-3565 W. 44TH AVE., DENVER, CO 80211

LEASE RATE: \$18/SF/YR + NNN

THIS PROPERTY OFFERS AN OPEN CONCEPT CORNER UNIT FOR LEASE ON THE OUTSKIRTS OF THE DENVER HIGHLANDS IN THE THRIVING BERKLEY NEIGHBORHOOD. THE SPACE USED TO BE A COFFEE SHOP, BUT COULD BE USED FOR OFFICE, RETAIL OR POSSIBLE HOSPITALITY SPACE. VISIBILITY AND SIGNAGE POSSIBILITIES ARE FANTASTIC WITH LARGE WINDOWS THAT FACE THE CORNER OF 44TH AVE. AND LOWELL BLVD.

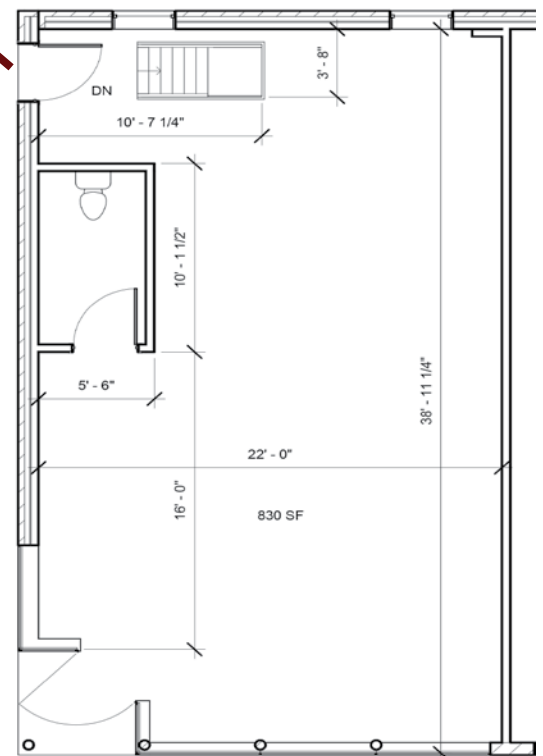
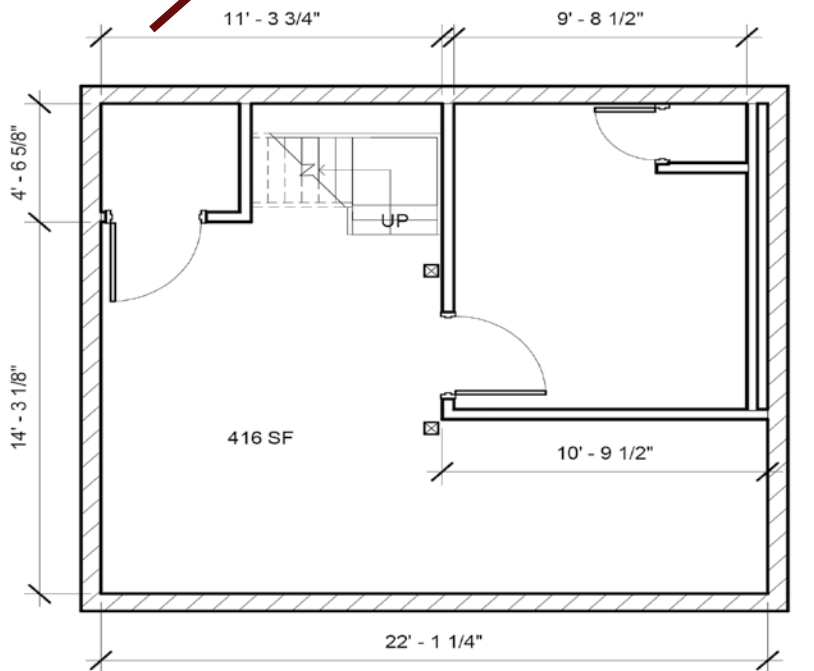
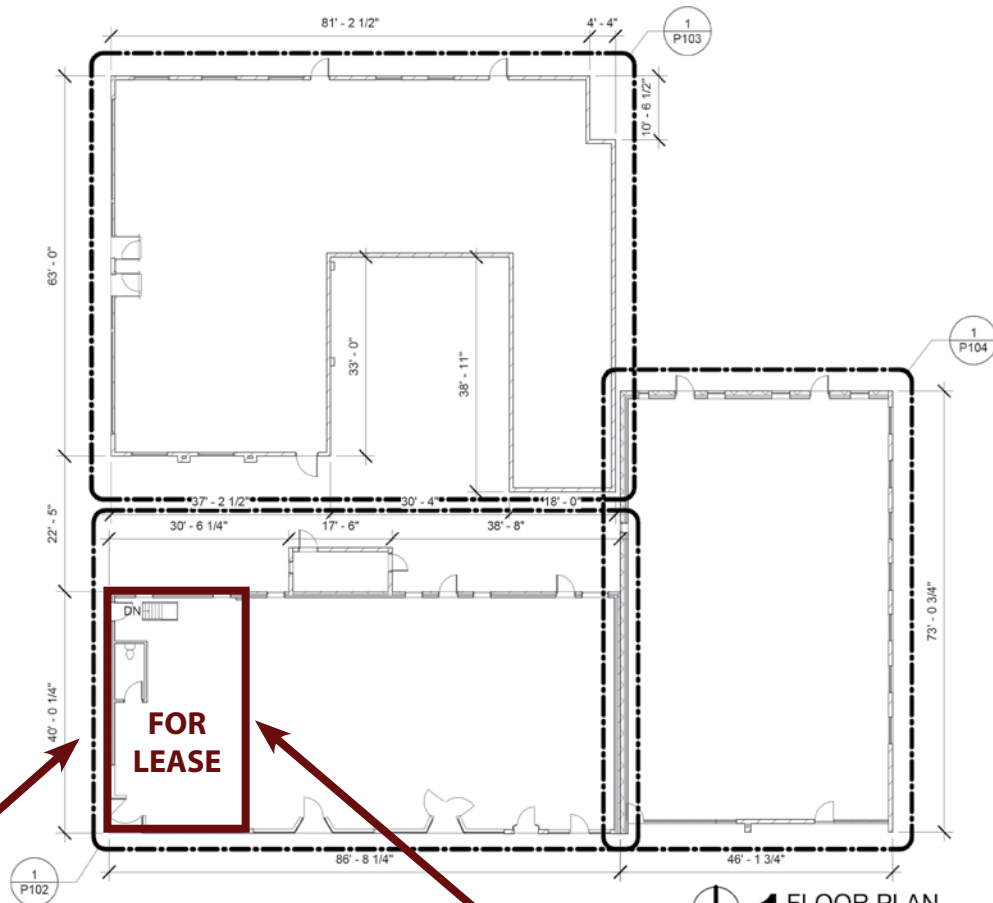
2017 NNN EXPENSES ESTIMATED AT \$7.25/SF/YR

UNIT SF: 1,316 SF

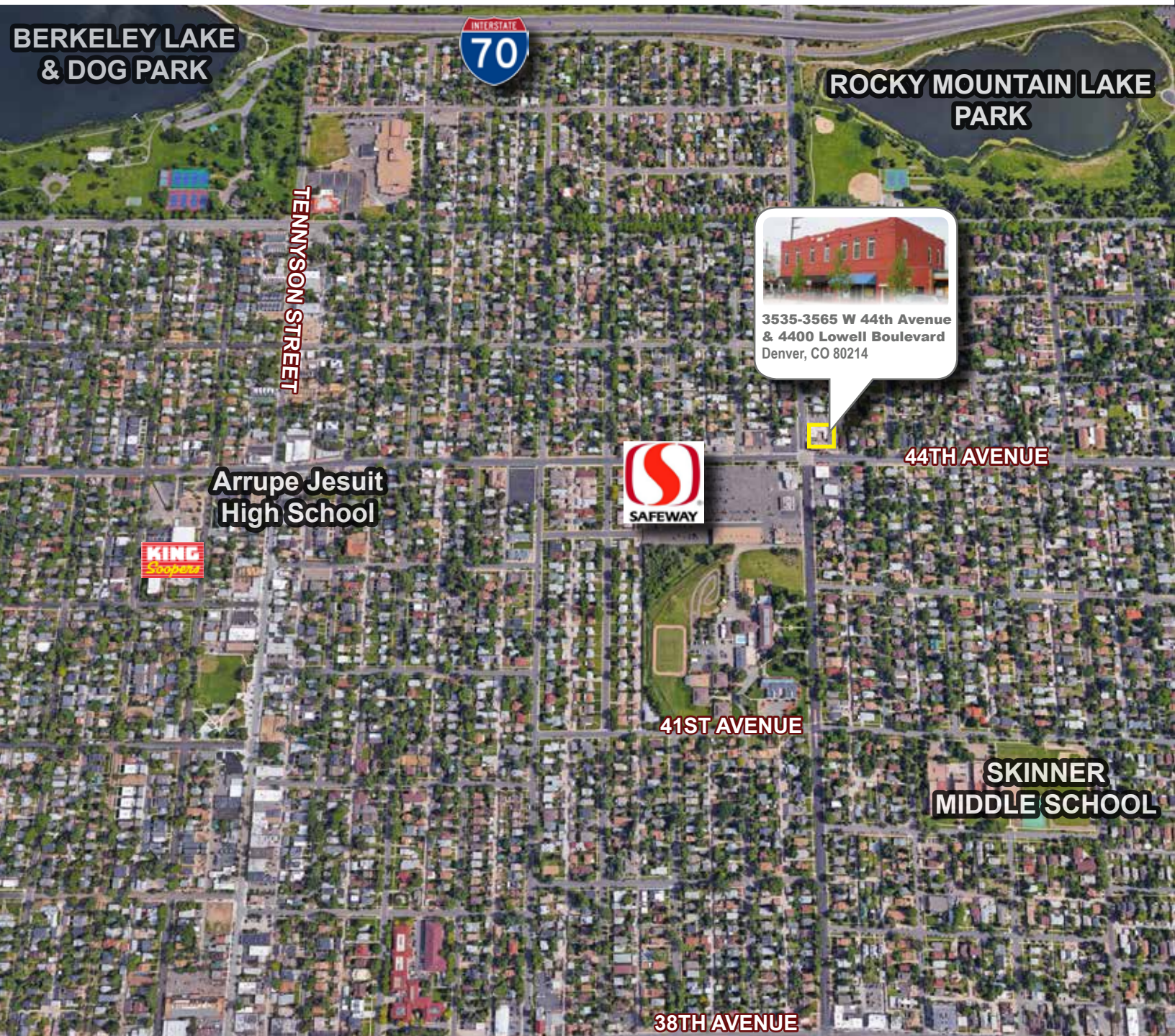
PARKING: REAR SURFACE LOT AND STREET

YOC: 1911

ZONING: U-MX-2



*Measurements are approximate



- SIGNALIZED INTERSECTION ON 44TH & LOWELL
- EASY ACCESS
- WELL-RECOGNIZED BUILDING, CORNER LOT
- FACADE SIGNAGE POSSIBLE

LEASING CONTACTS



MARK GOODMAN  SIOR
(720) 440-6270
MGOODMAN@GOODMANCOMMRE.COM



DREW GOODMAN
(720) 457-6324
DGOODMAN@GOODMANCOMMRE.COM