



OFFERING SUMMARY

Available SF:	700 - 3,502 SF
Lease Rate:	\$22.00 - 26.00 SF/yr (NNN)
Lot Size:	0.51 Acres
Building Size:	6,782 SF
Building Class:	B
Year Built:	1961
Renovated:	2016
Zoning:	U-MX-3

PROPERTY OVERVIEW

Newly renovated office/retail space located on the corner of 31st Avenue and Gilpin Street with great frontage and traffic counts. Located in the up-and-coming Cole Neighborhood only a short walk from the 30th & Downing Light Rail Station. It is convenient to Downtown, RINO, and the Five Points Shopping District.

PROPERTY HIGHLIGHTS

- Prominent Signage
- Newly Renovated Building
- Ideally Located Near Restaurants and Retail
- Flexible Layout
- Ample Parking

CONTACT:

SAM LEGER

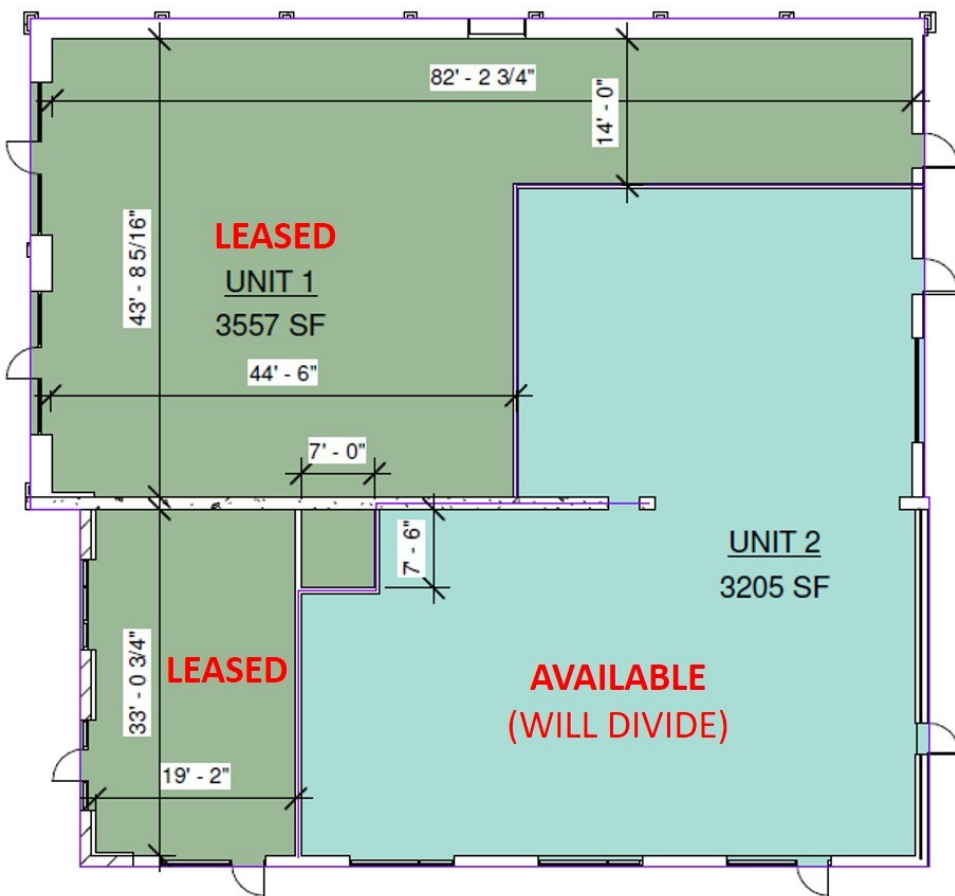
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Rentable Area Legend

- UNIT 1 (LEASED)
- UNIT 2 (WILL DIVIDE)

