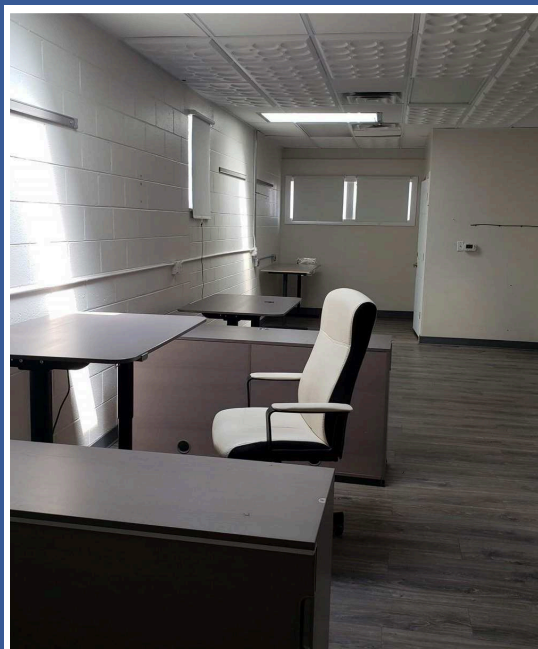




3015 9TH AVENUE

\$325,000

851 SQ. FT OFFICE | 1 BATH



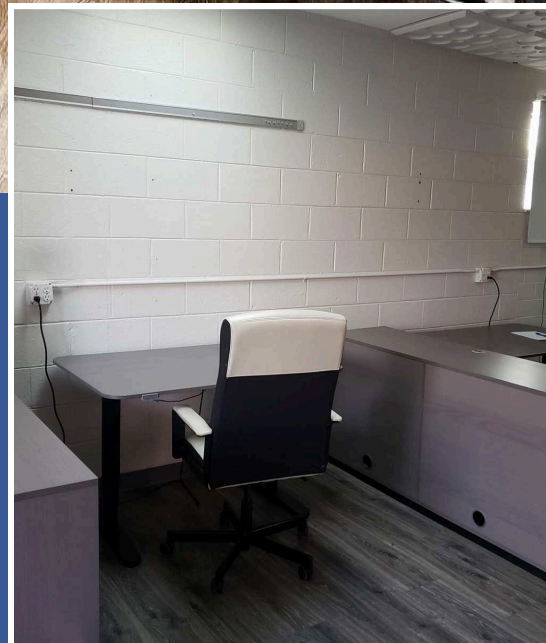
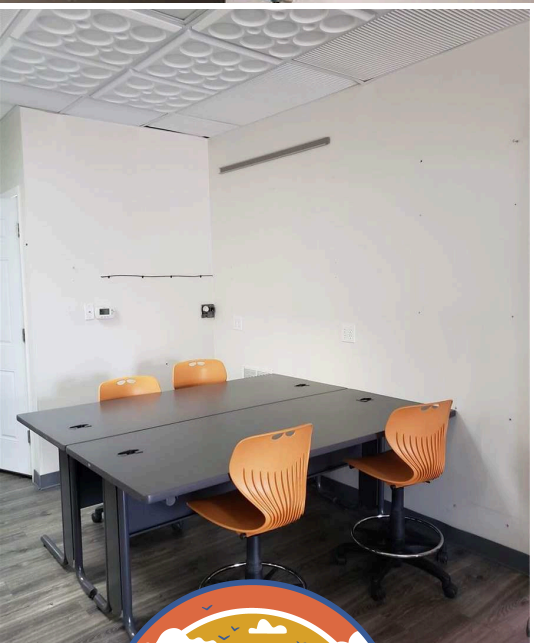
Sam Cox, Realtor
(970) 691-0385 | sam@mynewera.com



Prime Freestanding Office Opportunity in Denver! Elevate your business in this updated, stand-alone commercial space. Designed with versatility in mind, the open-concept layout provides the ideal footprint for a collaborative workspace, creative studio, modern office, or warehouse. Take breaks or host outdoor meetings on one of the two private patio spaces, and enjoy the added convenience of a functional kitchenette and industrial sink. Backed by flexible E-MX-3 (Urban Mixed-Use) zoning, the property allows for a diverse array of future commercial uses—from office and service to boutique and retail. Highly accessible, conveniently located, and priced to sell, this standalone property is ready for its next chapter. Schedule a tour today!







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