



OFFICE FOR SALE

1280 Kalamath St., Denver, CO 80204



LIST PRICE
\$800,000



SPACE AVAIL.
1,996 SF



ZONING
U-RH-2.5

SUMMARY

Discover a newly renovated 1,996 SF office space at 1280 Kalamath Street. This highly visible building sees about 8,000 cars pass by each day and offers the convenience of dedicated parking. With quick access to I-25, Speer Blvd., and many of Denver's major roads, the property is the perfect fit for a small business or operator looking for a central, accessible, and professional office location.

HIGHLIGHTS

- 5,630 SF, fully fenced lot, off-street parking
- Built in 1996, brick construction
- Move-in ready — conference room, private offices, full kitchen, reception area
- Seller willing to offer owner financing with attractive terms
- Ideal for a small business or professional practice that wants to own instead of lease, in a highly visible, well-connected location

NORTHPEAK TEAM

DREW WILLIAMS

Advisor

(303) 917-5232

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KEVIN CALAME

Principal

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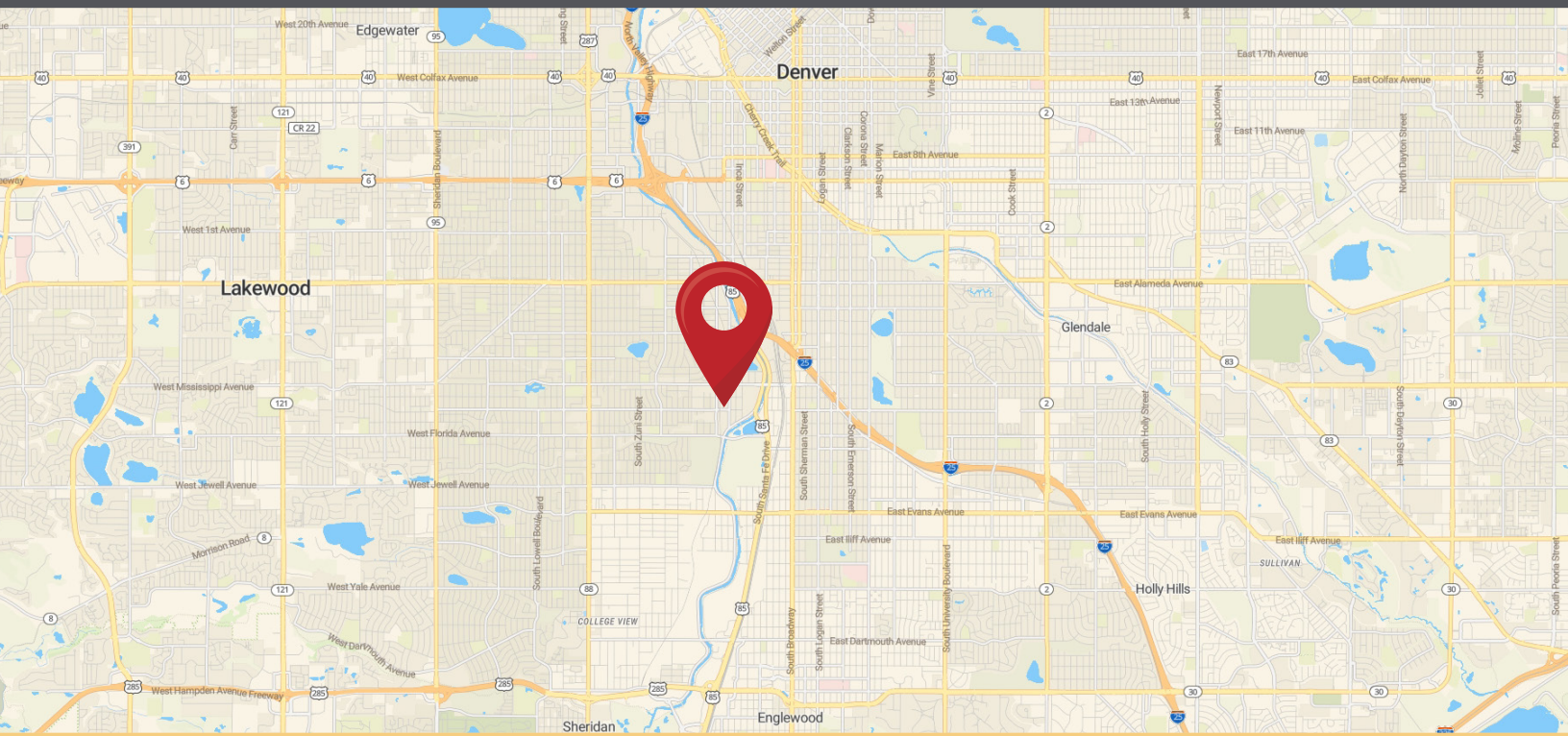
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