

HISTORIC GOLDEN TRIANGLE OFFICE CONDO AVAILABLE FOR LEASE OR SALE

144 W. 11TH AVE.

DENVER, CO 80204

1,429 SF

This 1,429 SF office condo is ideally located in Denver's desirable Golden Triangle neighborhood, just blocks from Speer Blvd., Broadway, Civic Center Park, and the Cherry Creek Trail. The move-in ready condo features two private entrances, a welcoming entrance area, four bright windowed offices, a kitchenette, and a private restroom, all finished with hardwood floors and decorative molding. Sitting among premier retail and dining amenities, this is a rare opportunity to own or lease an office condo in one of Denver's most sought-after submarkets. A motivated seller makes this an opportunity you don't want to pass up.



Lease Rate:
\$23.00/SF FSG



Sale Price:
\$400,000



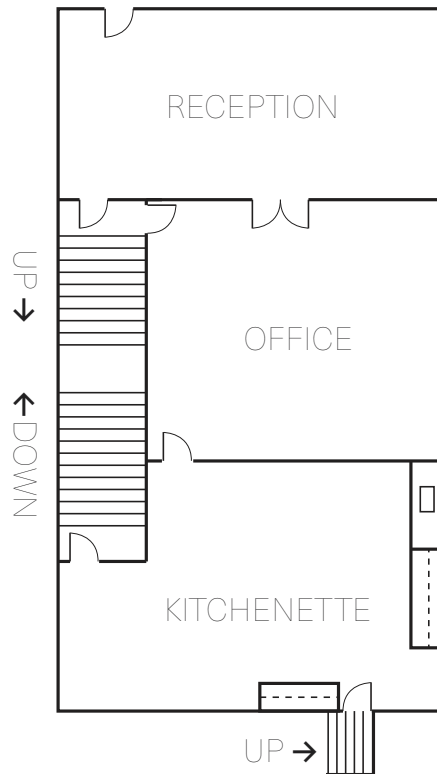
FF&E:
Negotiable

Highlights

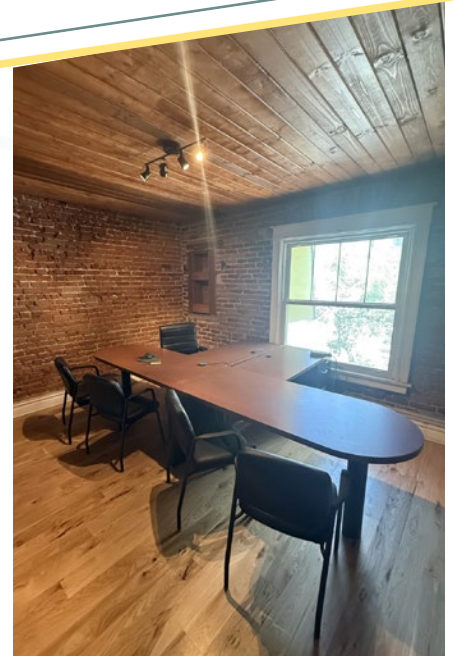
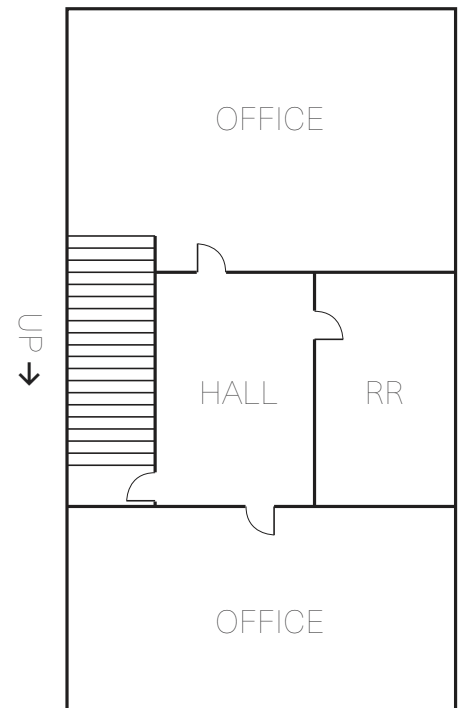
- Move-in ready condition
- Furniture negotiable
- Motivated Seller
- Private Restrooms
- Walk-ability to Downtown Denver
- Recent Interior Renovations

Floorplans

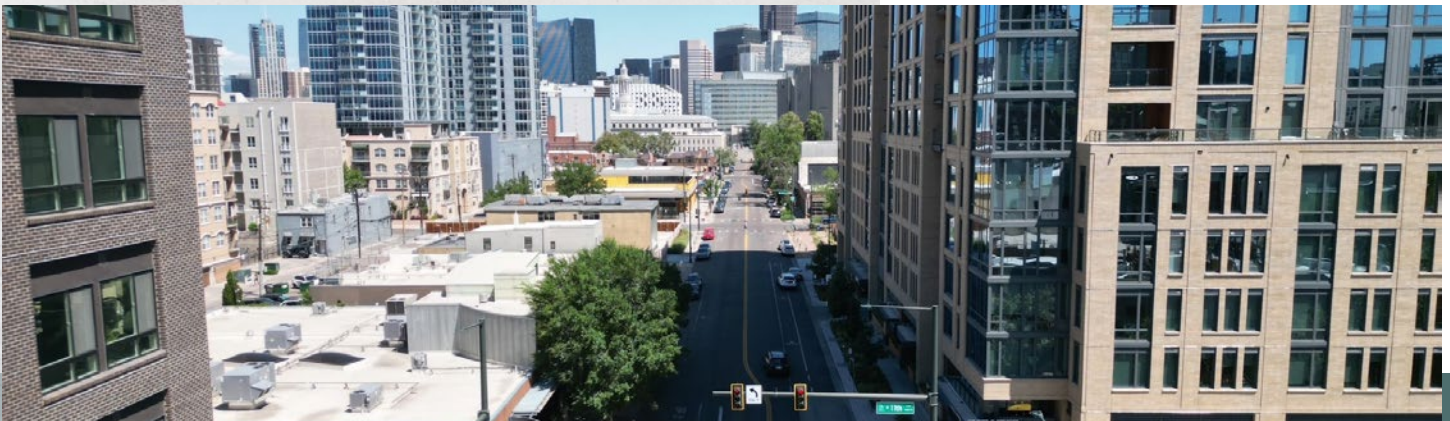
First Floor



Second Floor



Photos





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