

FOR SALE

4411 E KENTUCKY AVE

GLENDAL, CO 80246

4,171 SF OFFICE BUILDING

.33 AC CORNER LOT



OVERSIZED PARKING LOT

OWNER USER OR MULTI TENANT/INVESTMENT



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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	4411 E Kentucky Ave Glendale, CO 80246
Purchase Price:	\$1,100,000
Building Size:	4,171 SF
Lot Size:	14,442 SF (.33 AC)
Offices:	10+ Bullpens, Conference Rooms, Kitchenette and other Areas
Parking Ratio:	5.27/1,000 SF (22 Surface Spaces)
Clear Height:	12'
Year Built	1966
City/County:	Glendale/Arapahoe
Zoning:	PUDD- Glendale (https://www.glendale.co.us/156/Zoning)
Taxes:	\$23,354

- Prime Glendale Address — Immediate Access to Cherry Creek, I-25, and the Denver Metro
- Highly Visible Corner Lot | ±0.33 Acres / 14,442 SF
- Abundant Surface Parking — 22 Spaces
- Strong Street Presence & Signage Opportunity
- Functional Floor Plan with Kitchenette, Open Bullpen, Outdoor Patio and Private Office Configurations
- Ideal Owner/User Opportunity — 4,171 SF Right-Sized for Small Professional or Medical/Dental Tenants
- Surrounded by Established Retail, Restaurant, and Service Amenities - Directly Adjacent to Infinity Park Event Center



LOCATION MAP



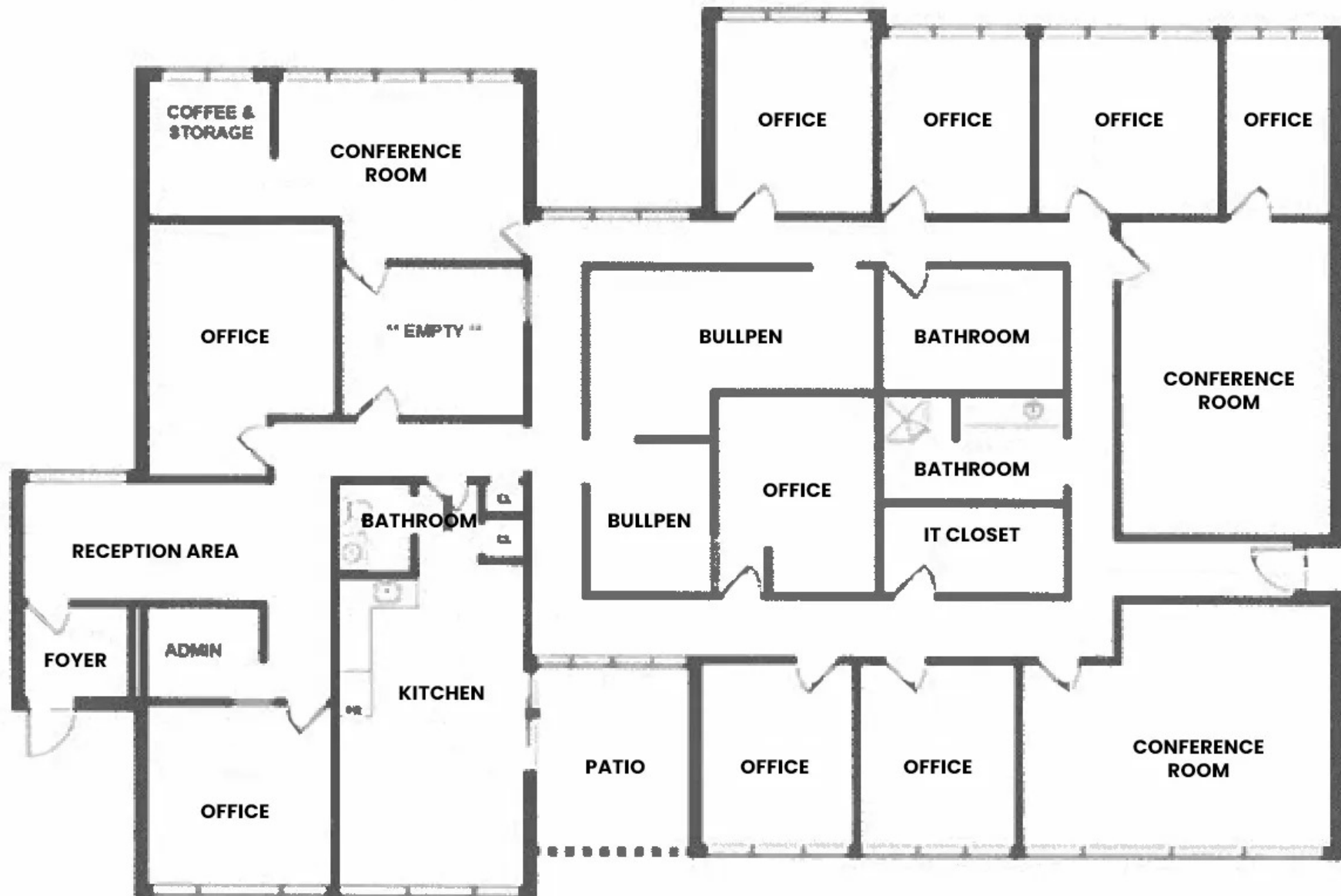
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLANS





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