



FREE RENT AVAILABLE



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DEAN CALLAN & COMPANY, INC.
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OFFICE & WAREHOUSE SPACE FOR LEASE

**WASHINGTON GARDENS CENTER
800-850 EAST 73RD AVENUE
DENVER, COLORADO 80229**

Ideal office and warehouse space at Washington Gardens Center. Located in prime north-central Denver, this property grants exceptional visibility and access to major Denver Metro areas. Enjoy air-conditioned office space, ample parking, and essential features like 16-foot clear height, 3-phase electrical, and drive-in loading doors.

Call us for more information and to set up a tour.

TERMS

Unit 800-1 (Office):

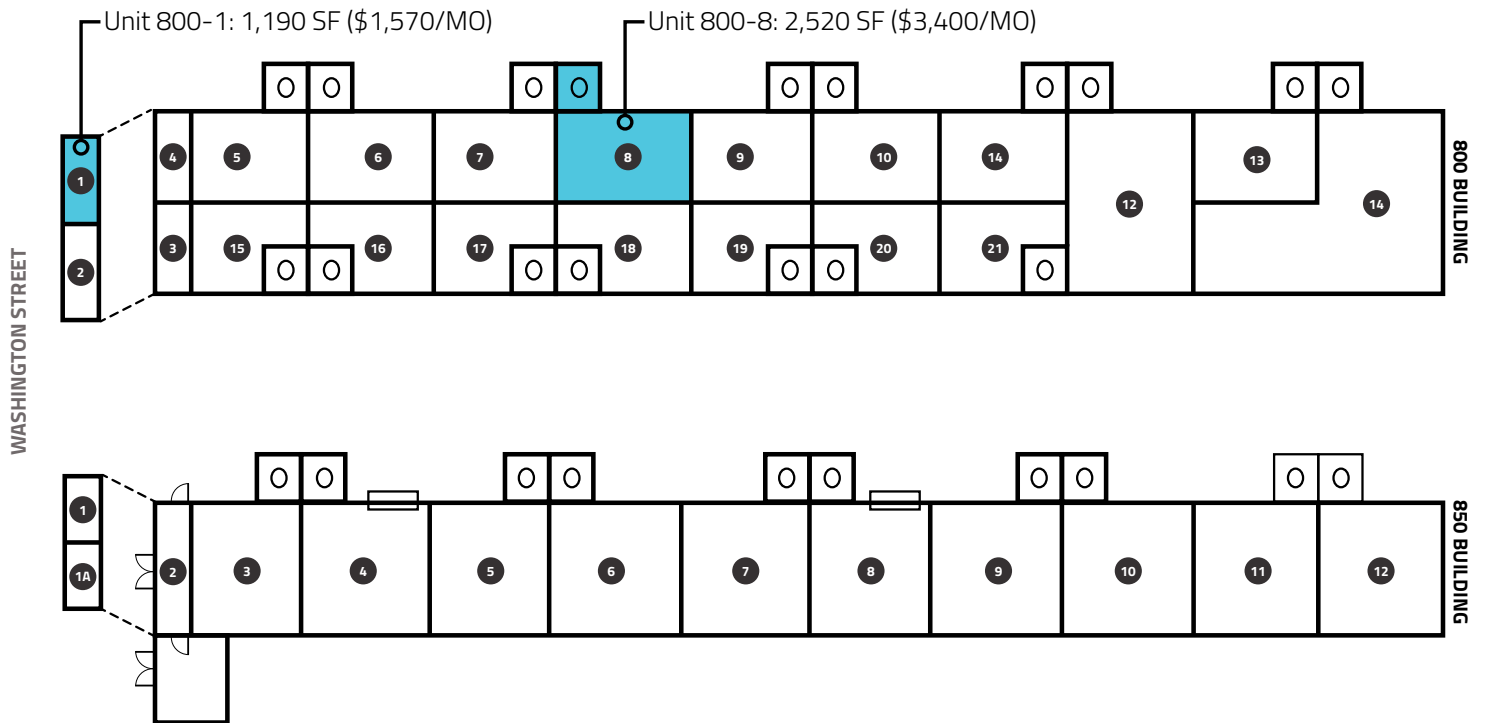
1,190 SF | \$1,570/Month Gross

Unit 800-8 (Office/Warehouse):

2,520 SF | \$3,400/Month Gross

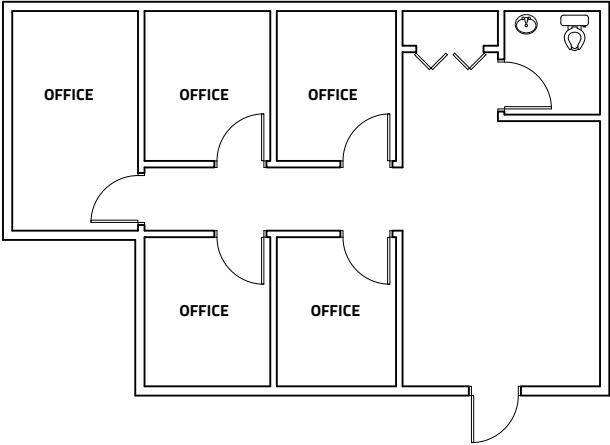
PROPERTY FEATURES

- Unit 800-1 is 100% office space on the second floor with only stair-well access
- Prime north central location
- Excellent highway access and highway visibility
- Air-conditioned
- Ample, convenient parking
- Located at the southeast corner of Washington Street & 73rd Avenue

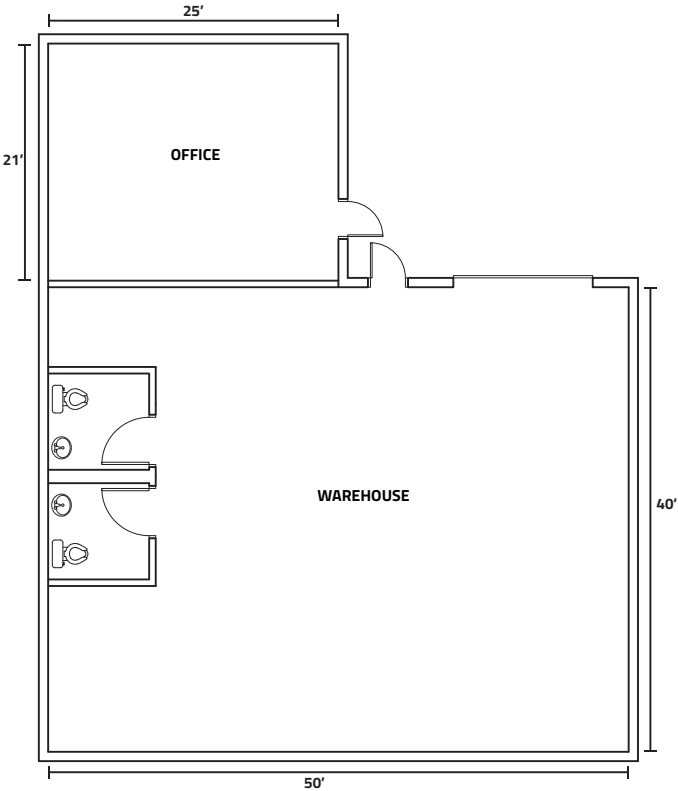


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UNIT 800 - 1 | FLOOR PLAN



UNIT 800 - 8 | FLOOR PLAN





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