

2,300 SF RESTAURANT/RETAIL/OFFICE BUILD-TO-SUIT For Lease



914 West 1st Avenue, Denver, CO 80223 (1st & Santa Fe Drive)

Property Info

Available Space: 2,300 sq. ft.
Rate: \$27.00/SF + NNN
Ceiling Height: 16'
Lease Term: 5 years
Zoning: I-A, UO-2
Parking: 100+ off-street spaces

Highlights:

- Landlord will Build-To-Suit for "qualified" businesses
- Freestanding Building
- 4,000-gallon grease trap on-site
- Clear Span Space
- Fire sprinklered
- Ample Parking
- Signage throughout the property and along Santa Fe Drive
- Easy Access to Downtown Denver, I-25 and 6th Avenue

****Seeking a sit-down Restaurant or QSR or any Food/Drink Establishment**

****Space will be delivered in brand-new condition with new HVAC, new LED lights, paint-ready walls, one (1) ADA bathroom for Tenant to finish or Landlord will Build-To-Suit.**



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For Lease

2,300 Sq. Ft.

Build-To-Suit Restaurant Retail/Office/Flex Space



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