



# FLEXIBLE OFFICE FOR LEASE

## Full Building Or Suite Options

1721 N Emerson St | Denver, CO 80218



**1,000-4,144 SF Available**

### CONTACT:

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## OFFERING SUMMARY

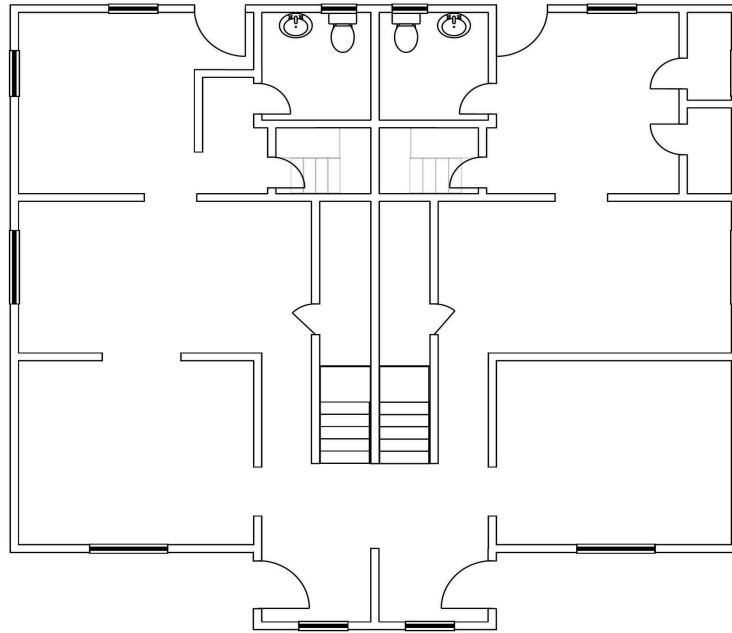
<b>Available SF:</b>	1,000-4,144 SF
<b>Lease Rate:</b>	\$21 - 22 SF/yr (MG)
<b>ADA Access:</b>	No
<b>Total Building Size:</b>	4,144 SF
<b>Building Class:</b>	C
<b>Year Built:</b>	1933
<b>Zoning:</b>	G-RO-5
<b>Market:</b>	Capitol Hill
<b>Sub Market:</b>	Midtown

## PROPERTY HIGHLIGHTS

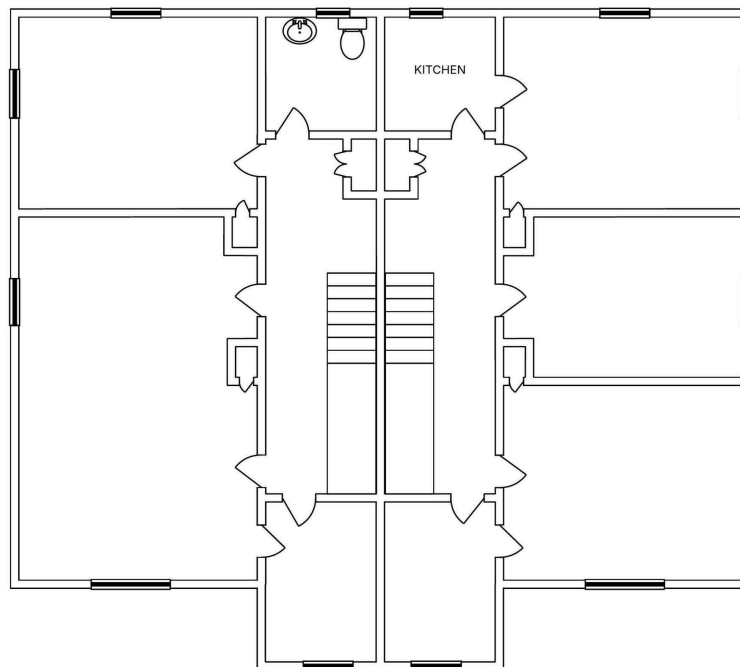
- 1st floor OR 2nd floor options available; entire building of 4,144 SF considered.
- Affordable lease rates of just \$21-22/SF plus utilities
- 1st floor has up to six separate rooms and/or conference rooms, with two restrooms and access to the 2nd floor kitchenette
- 2nd floor has a large conference room, three large offices, two small offices, single restroom, kitchenette and breakroom.
- Great for professional, wellness, creative and general office uses.
- 24/7 access available
- Ample on-street parking with no parking meters
- Historic "duplex" building with lots of character and natural light.
- Do not disturb the building owner; shown by appointment only.

# FLEXIBLE LEASING OPTIONS: FULL BUILDING (UP TO ±4,144 SF)

**1st Floor**



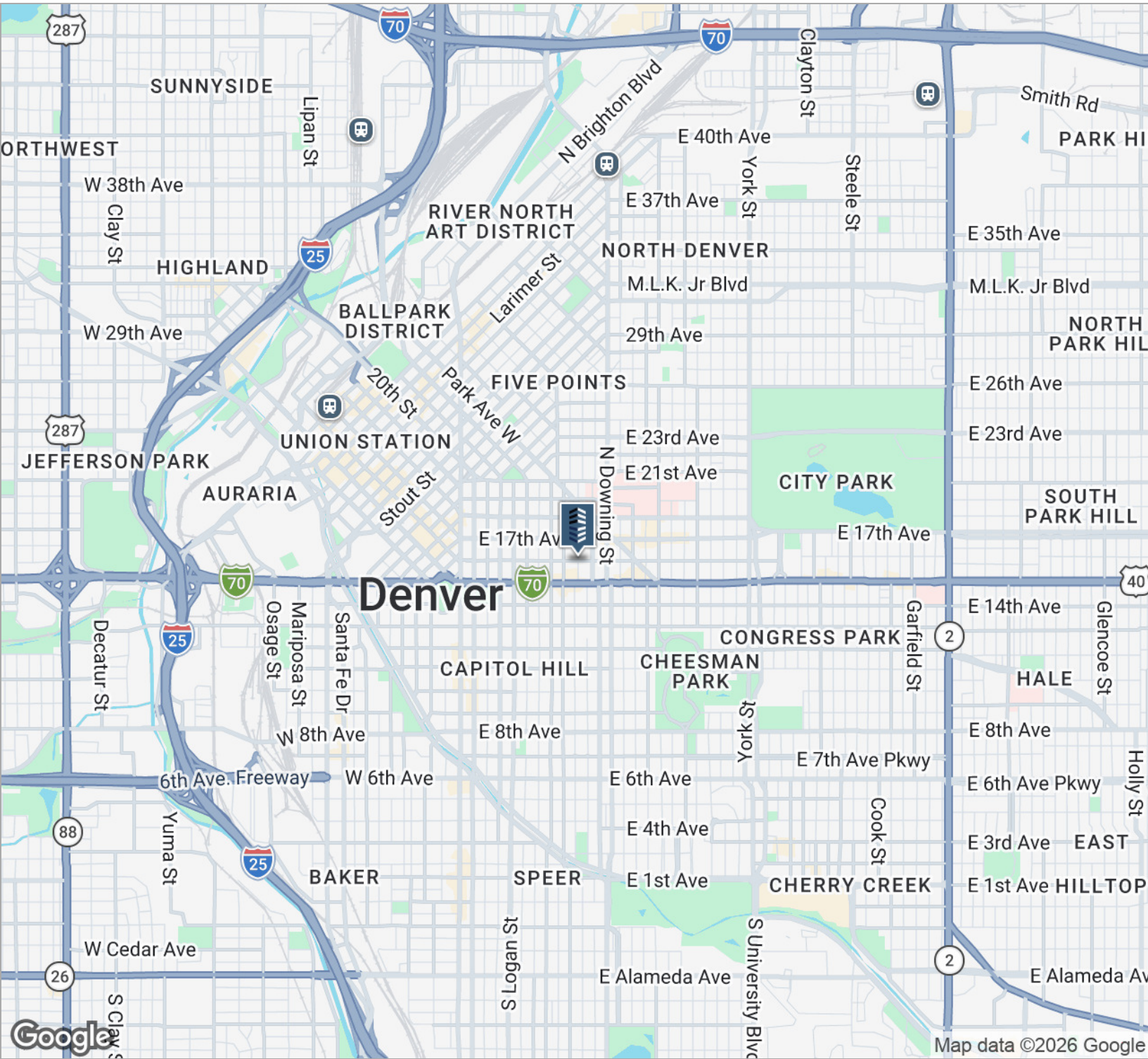
**2nd Floor**



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