

\$22.00/Sq. Ft. +NNN

# For Lease

1,775 Sq. Ft.

## Showroom/Retail or Storefront Office

948 W. 8<sup>th</sup> Avenue, Denver, Colorado 80204



Located in the Heart of the Art District on Santa Fe

### Property Info

Available Space: 1,775 Sq. Ft.  
Lease Term: 5 Years preferred  
Parking: Three (3) Reserved Off-Street Parking Spots  
Zoning: C-MS-5  
Ceiling Height: 14'

### Highlights

- Nationally Known Art District Visited by up to 7,000 Art Lovers in a Single Night
- Large Storefront Windows
- ADA Compliant
- Brand New Roof-Top HVAC
- Timber Ceiling
- Excellent Awning Signage
- Basement Storage



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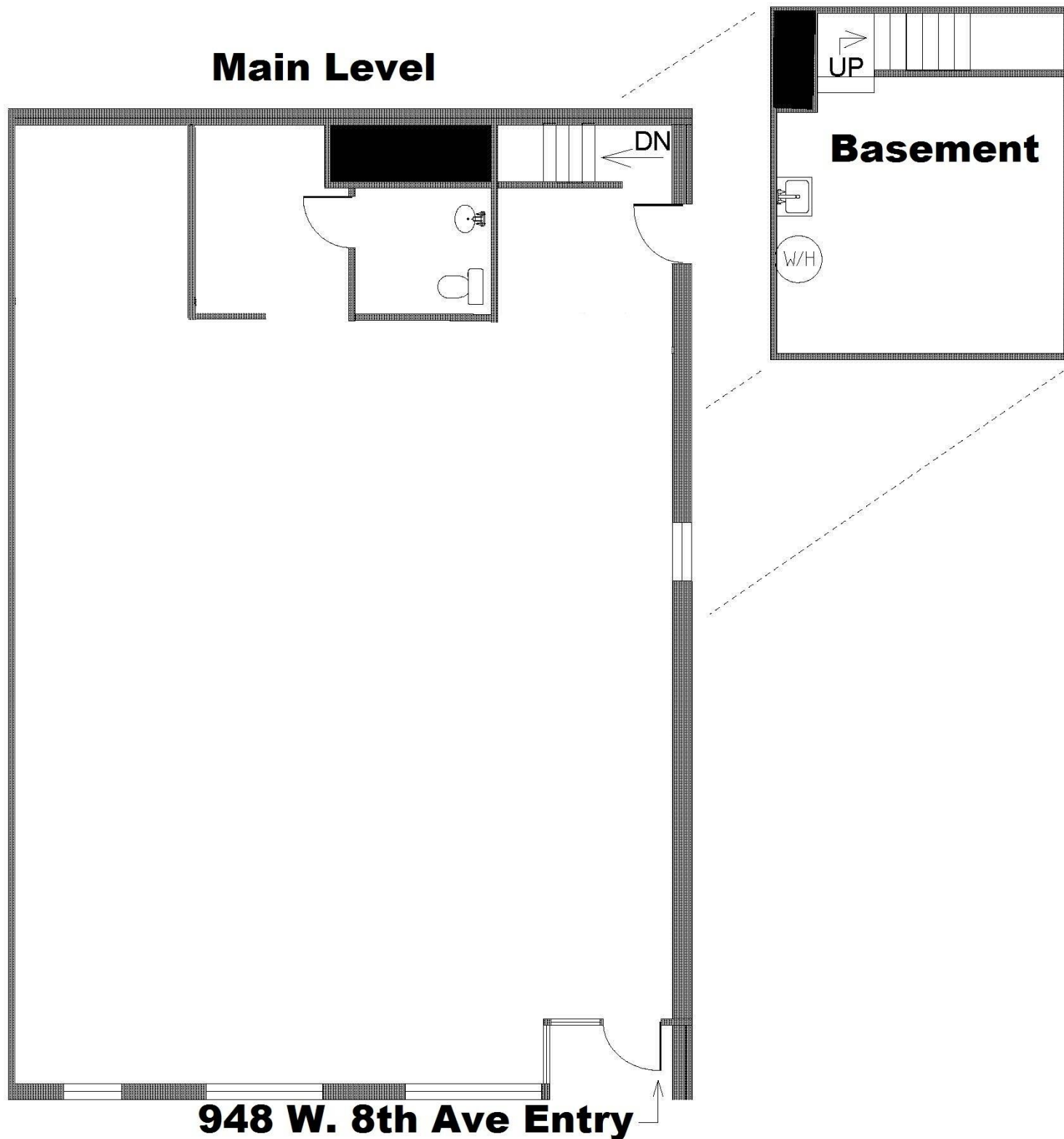
The Sherman Agency, Inc.

910 West 8th Avenue

Denver, Colorado 80204

Phone: 303.572.8778

www.theshermanagencyinc.com



All information furnished in this presentation regarding this property for lease has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions.



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