

1495 S. ACOMA STREET
DENVER, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



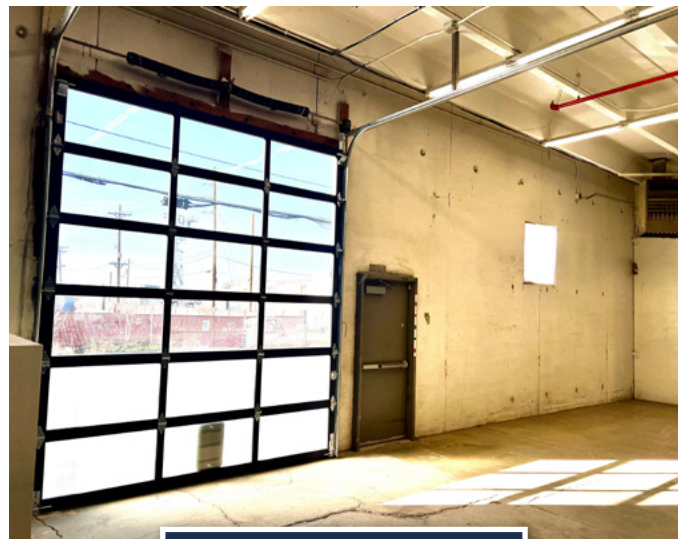
FOR LEASE

Located in Hot Platt Park Neighborhood on the South Broadway Corridor

SPACE AVAILABLE: 29,022/SF

PROPERTY HIGHLIGHTS

- High-end modern office finish with showroom
- Heavy power that's well distributed
- Excellent curb appeal
- New roof
- Walking distance to great restaurants and night life
- Easy access to I-25
- Proximity to two light rail stops
- Local ownership
- Wheel Chair Accessible via Lift



**LEASE RATE
CONTACT BROKER**

Russell Gruber

Industrial Specialist / Owner

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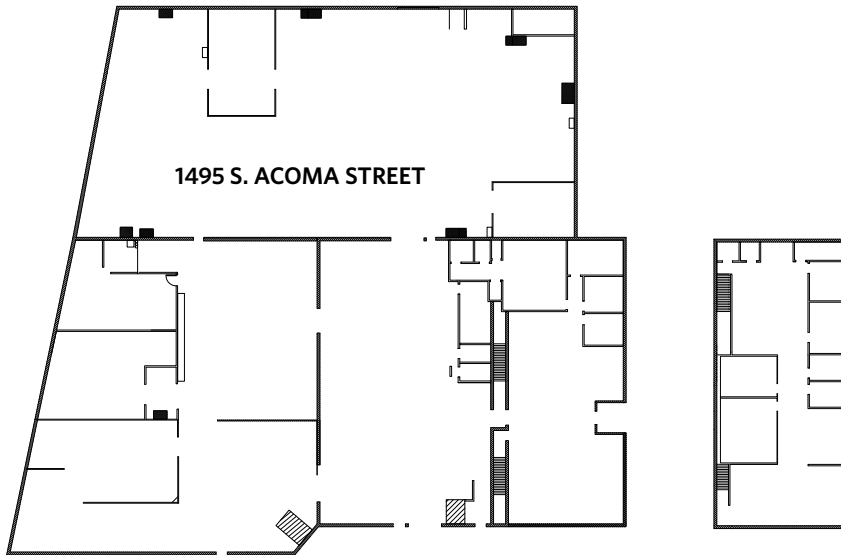
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FLOOR PLAN



PROPERTY DETAILS

- **Space Available:** 29,022/SF
- **Office:** 6,694/SF (two levels)
- **YOC:** 1975, 1980, 2015, and with a 2020 renovation
- **2018 Taxes:** \$1.54/SF
- **Zoning:** I-A, UO-2
- **Power:** 2,000amps 3-phase; 480Y/277V (to be verified)
- **Loading:** 2 dock-high doors
- **A/C & Heat:** Fully temperature-controlled building
- **Clear Height:** 12' to 14.5'
- **Sprinkler:** Fully sprinkled
- **Estimated Operating Expenses:** \$4.13/SF

AERIAL VIEW



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