

# JEFFERSON PARK/LOWER HIGHLANDS OFFICE BUILDING FOR SALE OR LEASE



## Property Details

**Building:** 8,650 SF

**Site:** 16,740 SF

**Parking:** 18 Spaces

**Proposed Zoning:** C-MX-5

**YOC:** 1968

**Sale Price: \$1,300,000**  
(\$150/SF)

**Lease Rate: \$16/SF FSG**

**Space available for lease:**  
4,548/SF

• **Non traditional office building for sale**

• **Ideal for single-user or multi-tenant**

• **Recently renovated with new operating systems**

• **Future redevelopment site**

• **Located off of Speer Blvd**

• **Just minutes from downtown and LoDo**

## Contact Information

**JR Bitzer**

**720.264.3490**

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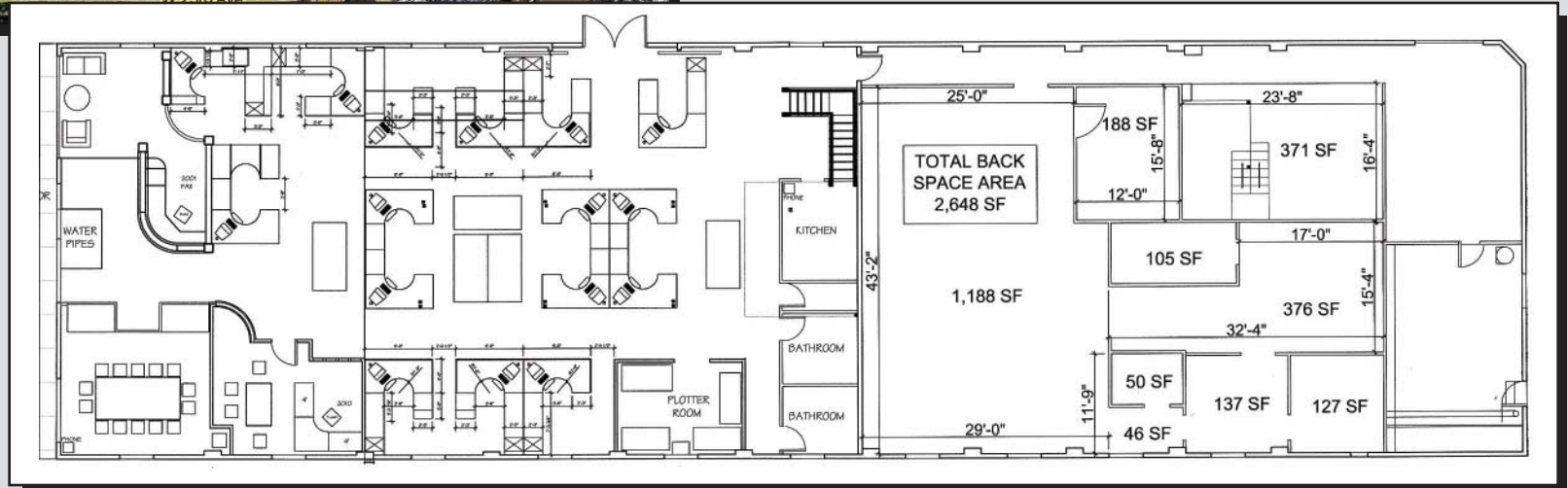
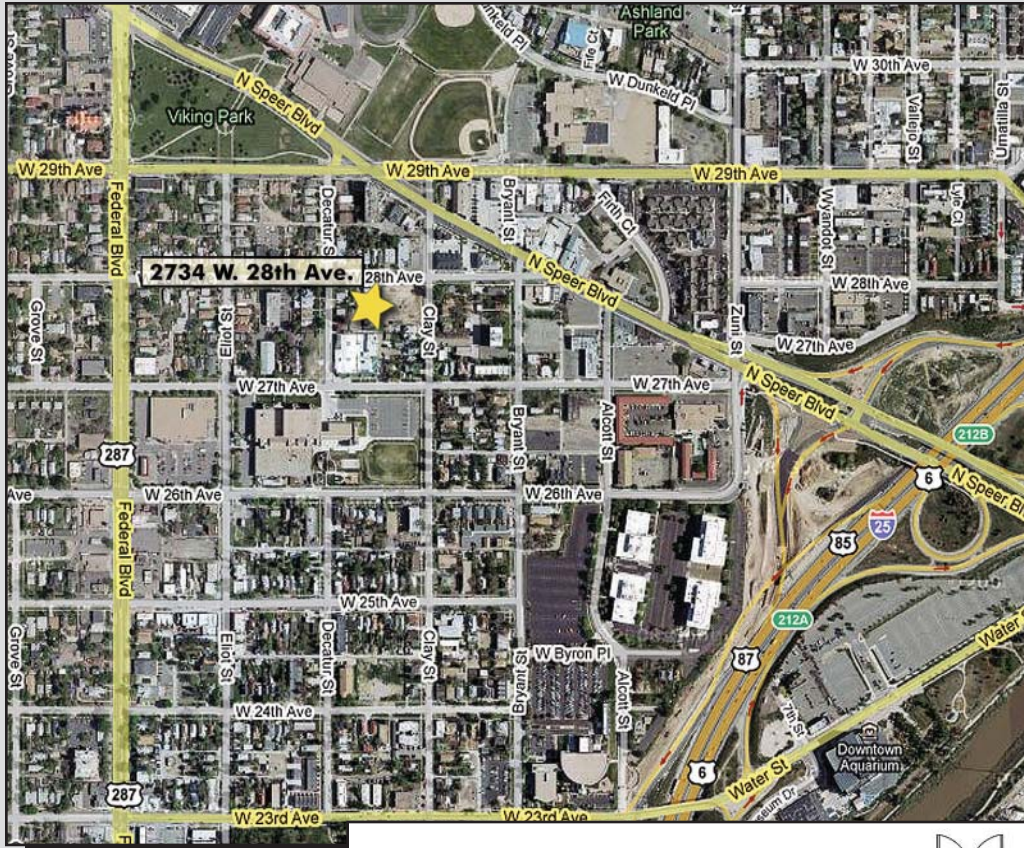
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