



**FOR LEASE | OFFICE SUITES**

<b>AVAILABLE SF:</b>	950-5,000/SF
<b>LEASE RATE:</b>	\$21.00-\$23.00/SF
<b>LEASE TYPE:</b>	Full Service
<b>CITY:</b>	Devner
<b>COUNTY:</b>	Denver
<b>SUBMARKET:</b>	Capitol Hill
<b>BLDG USE:</b>	Office
<b>YR BUILT:</b>	1956/2009
<b>BLDG SF:</b>	38,524
<b># OF BLDGS:</b>	4
<b>PARKING:</b>	2.67/1,000
<b>TENANCY:</b>	Multiple

## PROPERTY OVERVIEW

The Upper Colfax Business Centre is a multi-tenant, mixed-use office and retail building located at 1245 E. Colfax Avenue just 1 mile east of Downtown Denver. This well maintained property has been renovated throughout with upgrades to suites, common areas and restrooms and provides great Administrative or Medical office space for tenants that want to be near Denver's Central Business District at a really affordable lease rate. The property features off-street paid surface and underground parking, a coffee shop and restaurant on-site, local ownership and property management, and a really unique and urban setting on the continually evolving and redeveloping Colfax Avenue, Denver's most prominent and well known thoroughfare.

## PROPERTY HIGHLIGHTS

- Renovated Building Throughout; Upgrades to Suites, Common Areas and Restrooms
- Cool and Creative Office Space
- On-Site Paid Parking - \$80.00/Mo Surface - \$110/Mo Covered
- Professional Local Ownership and Property Management
- Food and Pharmacy On Site



## CONTACT:

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