



<b>AVAILABLE SF:</b>	1,398/SF
<b>LEASE RATE:</b>	\$13.00-\$14.00/SF
<b>LEASE TYPE:</b>	Full Service
<b>CITY:</b>	Denver
<b>COUNTY:</b>	Denver
<b>SUBMARKET:</b>	E Hampden
<b>BLDG USE:</b>	Office
<b>YR BUILT:</b>	1979
<b>BLDG SF:</b>	17,572
<b>BLDG CLASS:</b>	B
<b>PARKING:</b>	4.00/1,000
<b>TENANCY:</b>	Multiple

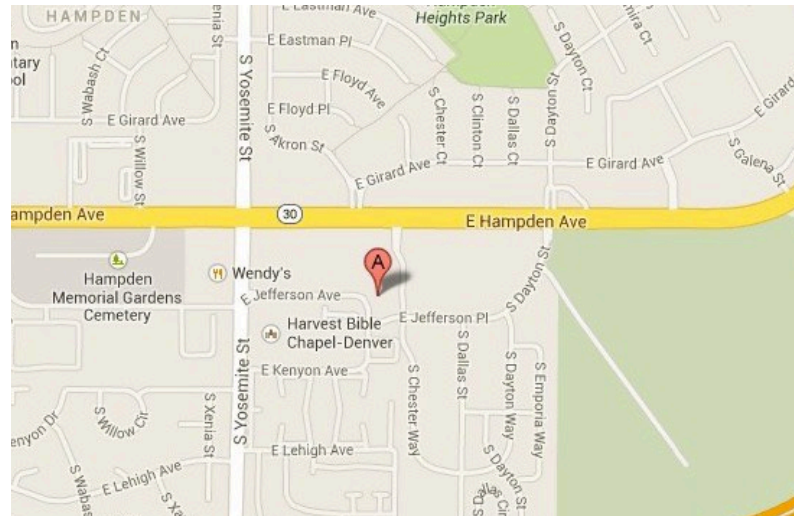
**FOR LEASE | OFFICE SUITES**

## PROPERTY OVERVIEW

The Beeler Building is a multi-tenant professional office building located near the intersection of E Jefferson Avenue and South Yosemite Street. The available suites offer functional floor plans that feature a combination of private offices and open work areas with large windows, sinks/kitchenettes, and upgraded finishes. Both tenants and visitors will benefit from the properties on unmistakable signage and ample parking. The Beeler Building is a great property for both professional office and medical office users seeking quality office space in a convenient E Hampden location. The property is clean and well cared for by the on-site management and provides affordable space for professional office tenants.

## PROPERTY HIGHLIGHTS

- Functional Floor Plans w/ Large Windows & Kitchenettes
- Well Maintained and Clean Office Space
- Upgraded finishes to the common areas & Suites
- Unmistakable signage and ample parking
- Great Hampden and Yosemite Location
- Dense Retail Corridor
- Denver Address just North of Denver Tech Center



## CONTACT:

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