

99.9% LEASED OFFICE BUILDING FOR SALE OR LEASE

COMMERCIAL OFFICE BUILDING



9025 E. Kenyon Ave., Denver CO 80237

For Lease: Suite 75: 900/RSF
For Sale: 16,003 Gross Square Feet per County; 18,814 Gross Square Feet including below grade level (fully finished)
Lease Rate: Suite 75: \$9.00/RSF
Sale Price: \$1,599,000 (\$84.99/GSF)
Taxes: \$29,826.38 2020 due 2021
Parking: 3/1000/RSF
Stories: 3 stories plus fully finished basement

Features:

- Very nice upgraded newer tenant finishes
- Building monument signage
- 24 hour entry system
- Close proximity to light rail
- Private restrooms
- Basement dead storage available

Video Tour at:

<https://youtu.be/NzNISvN5uro>
FOR A FULL OFFERING MEMORANDUM OR
PROPERTY TOUR PLEASE CONTACT:



Eric J. Gold, President
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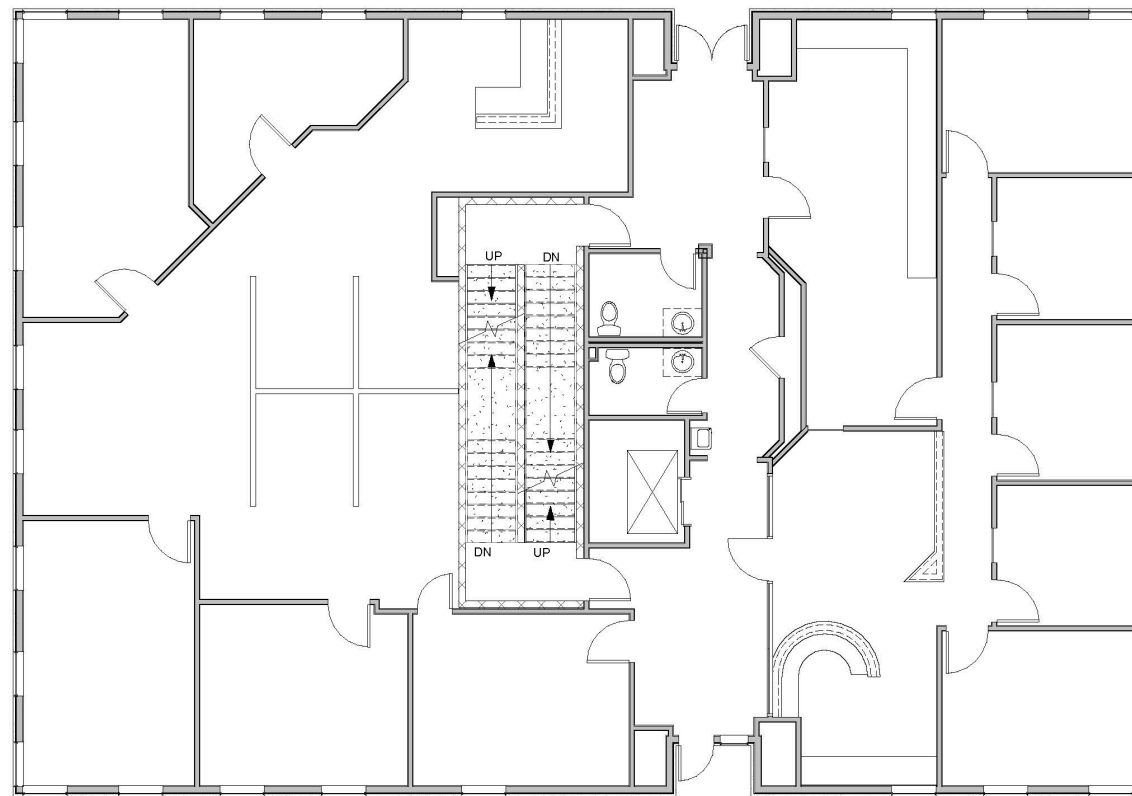


OFFICE BUILDING FOR SALE

9025 E. Kenyon Ave., Denver CO 80237

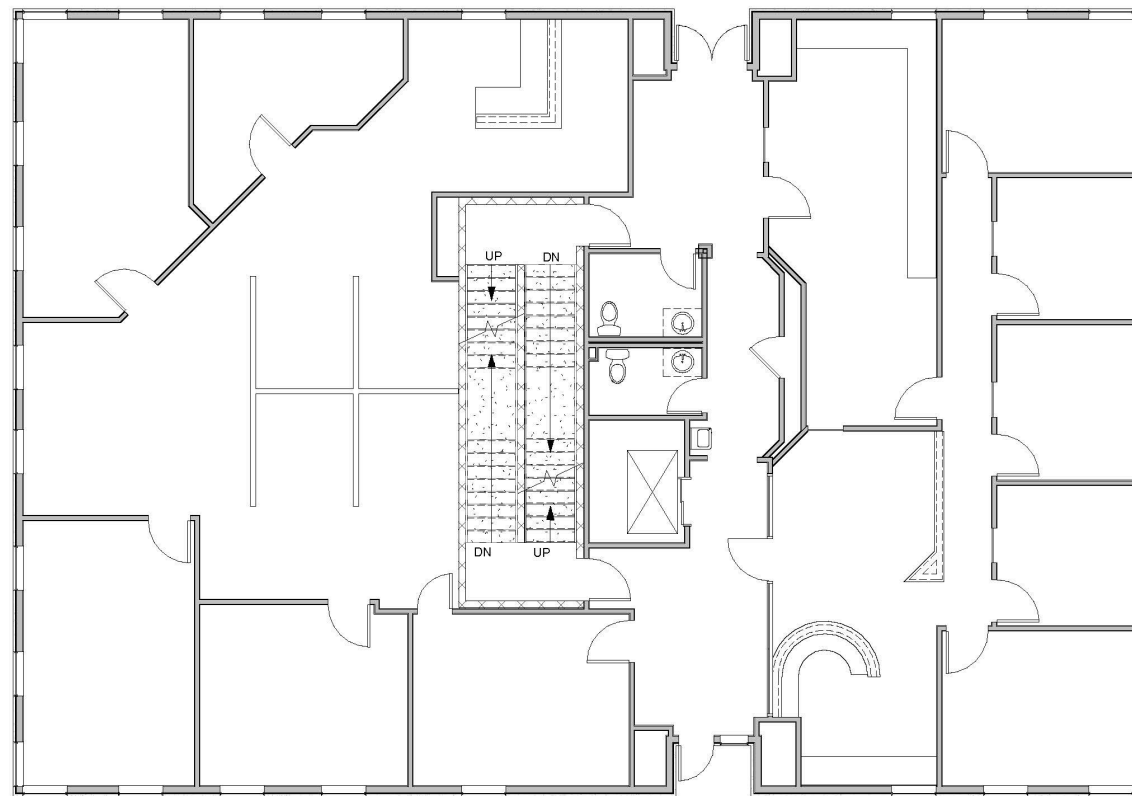


9025 E. KENYON AVE - FIRST FLOOR PLAN



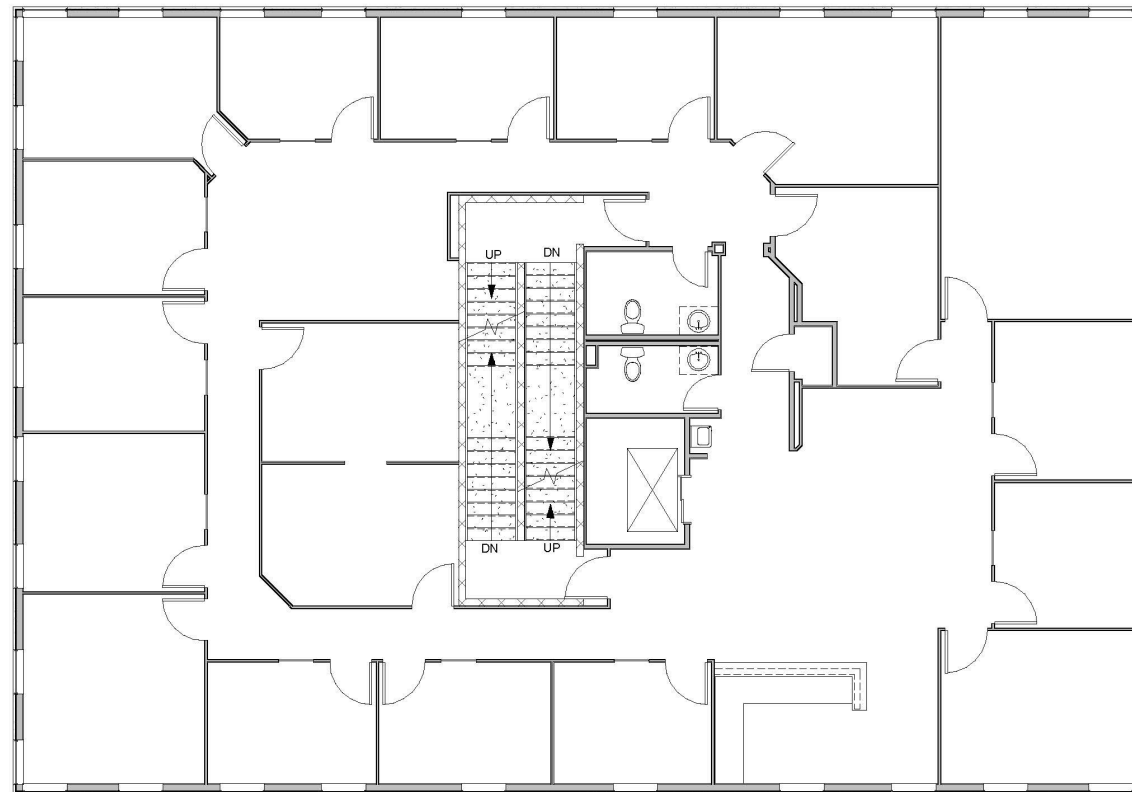
1 1ST LEVEL
1/8" = 1'-0"

9025 E. KENYON AVE - FIRST FLOOR PLAN



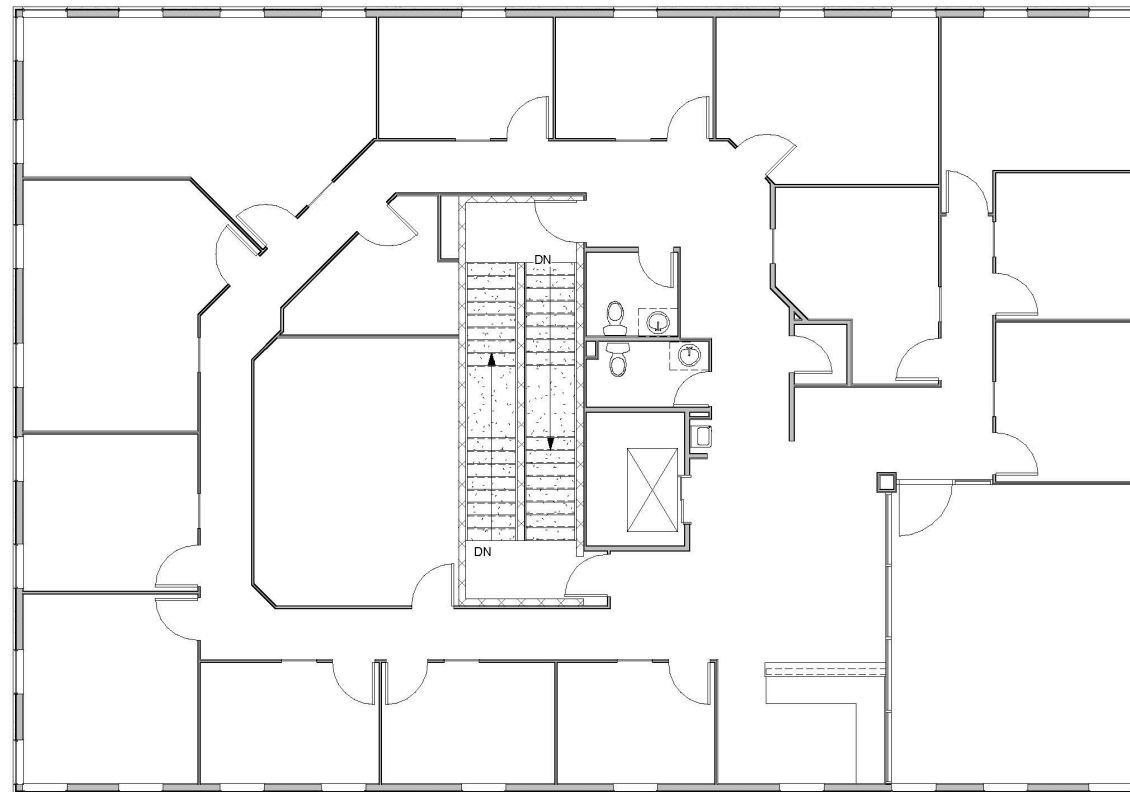
1 1ST LEVEL
1/8" = 1'-0"

9025 E. KENYON AVE - SECOND FLOOR PLAN



1 2ND LEVEL
1/8" = 1'-0"

9025 E. KENYON AVE - THIRD FLOOR PLAN



1 3RD LEVEL
1/8" = 1'-0"

FLOOR PLAN - BASEMENT

Not 100% accurate

Not to scale

Black squares are the location of
HVAC Heat Pumps

