

# 95.22% LEASED OFFICE BUILDING FOR SALE OR LEASE

COMMERCIAL OFFICE BUILDING



## 9025 E. Kenyon Ave., Denver CO 80237

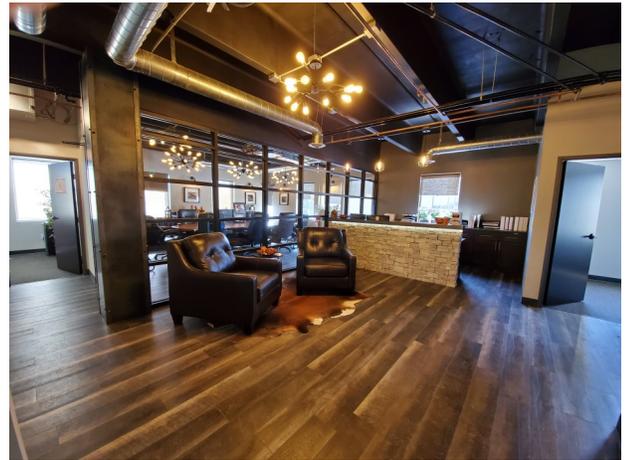
For Lease: Suite 75: 900/RSF  
For Sale: 16,003 Gross Square Feet per County; 18,814 Gross Square Feet including below grade level (fully finished)  
Lease Rate: Suite 75: \$9.00/RSF  
Sale Price: \$1,599,000 (\$84.99/GSF)  
CAP Rate: 6.2%  
Taxes: \$29,826.38 2020 due 2021  
Parking: 3/1000/RSF  
Stories: 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

### Video Tour at:

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



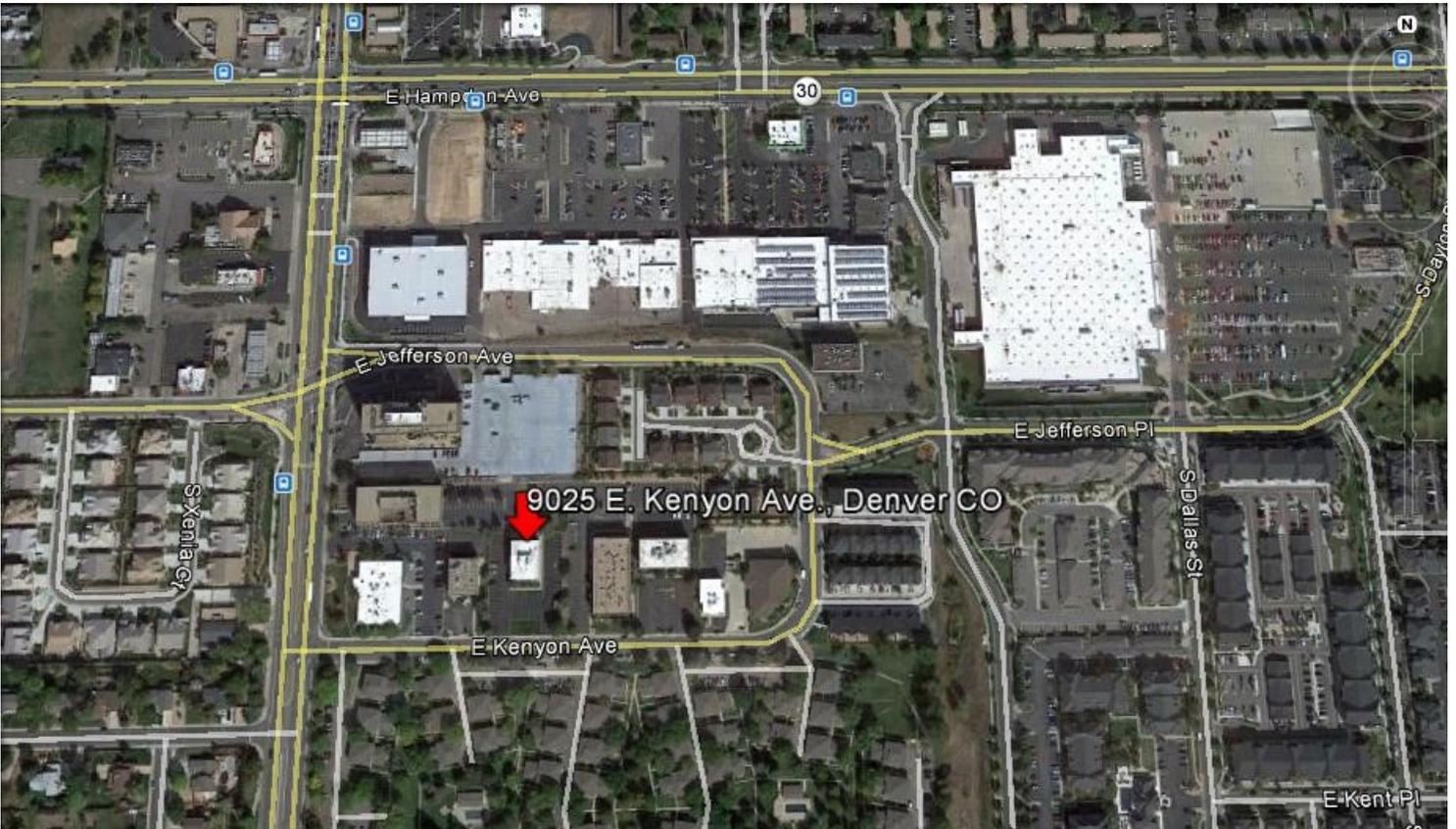
**Eric J. Gold, President**  
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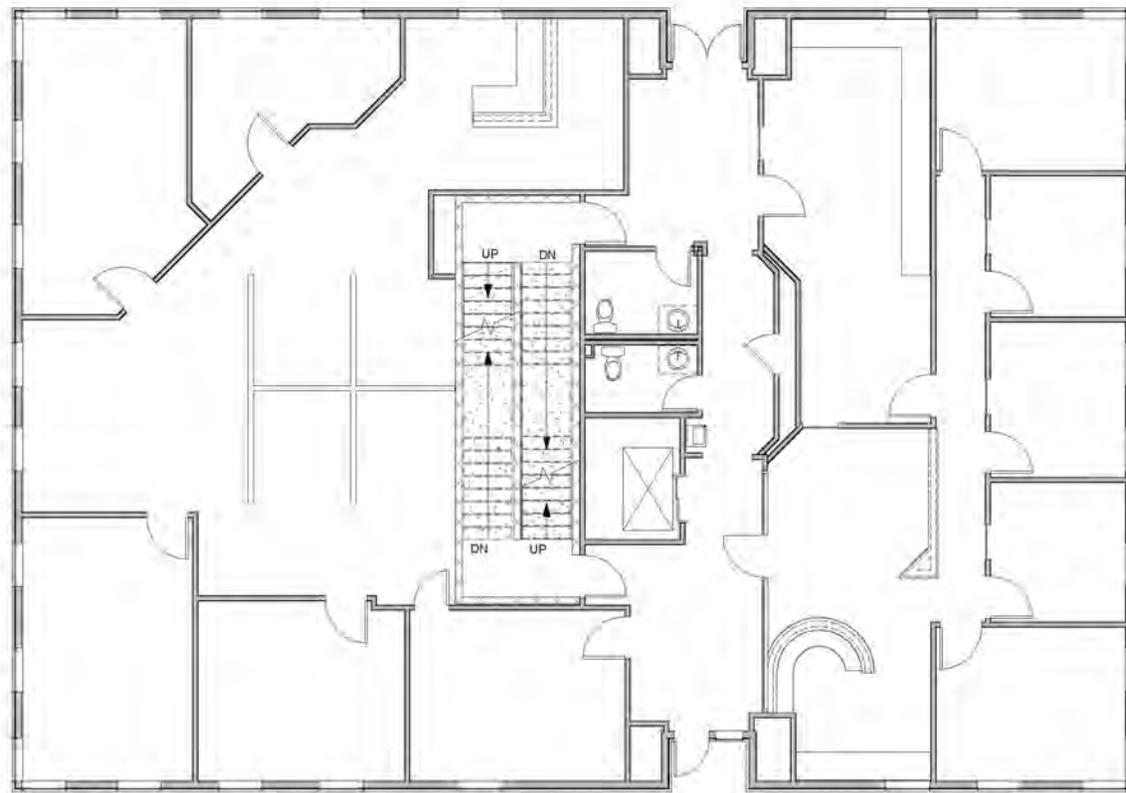


# OFFICE BUILDING FOR SALE

9025 E. Kenyon Ave., Denver CO 80237

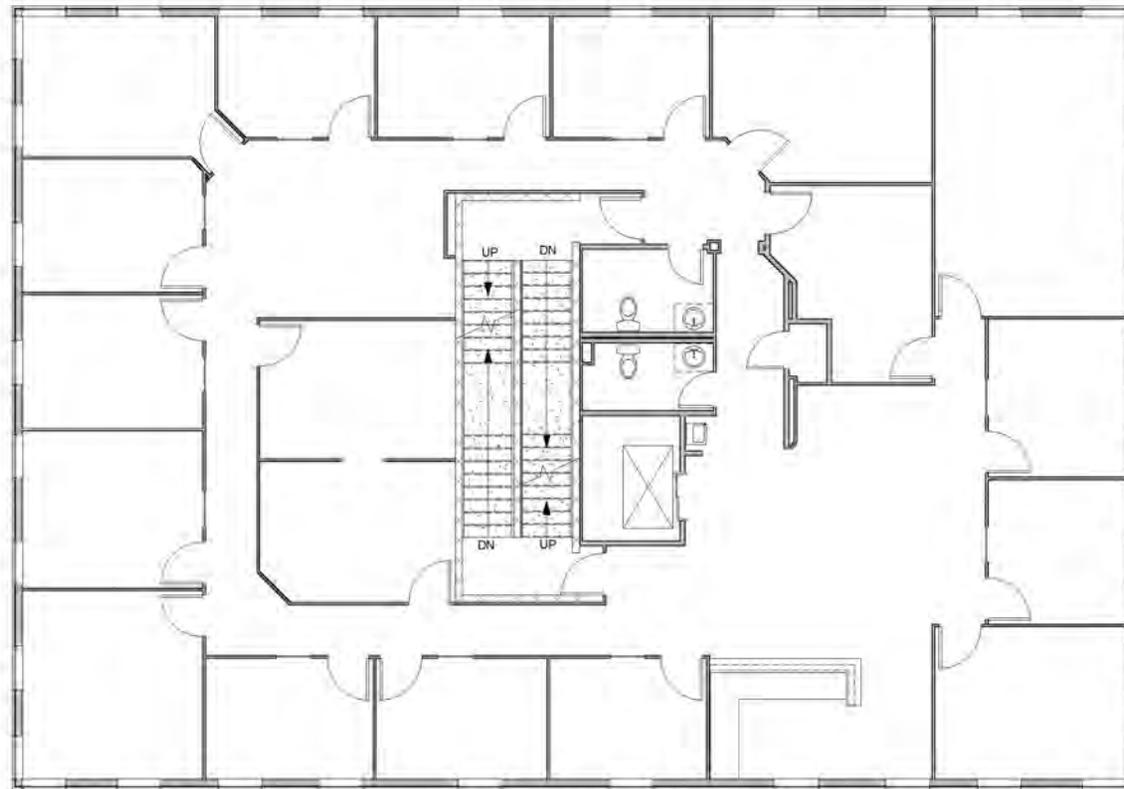


# 9025 E. KENYON AVE - FIRST FLOOR PLAN



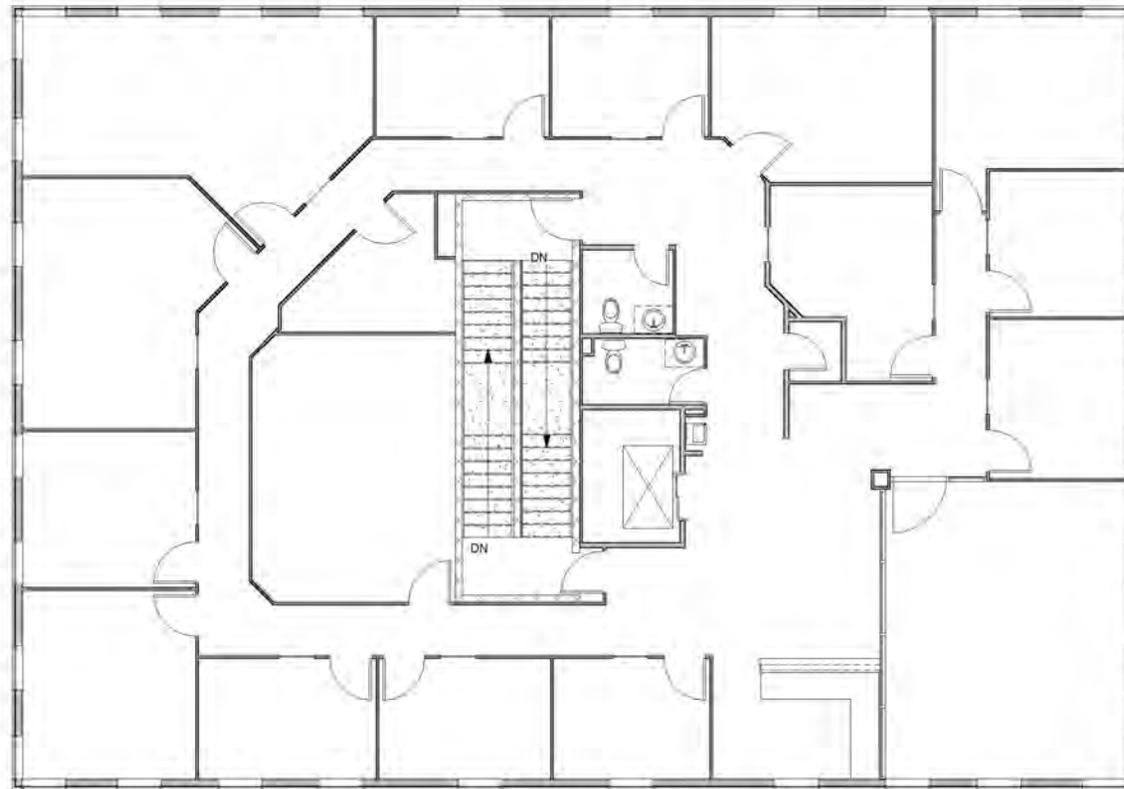
1 1ST LEVEL  
1/8" = 1'-0"

# 9025 E. KENYON AVE - 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

