

**FOR LEASE**  
**Highlands Office Mansion**  
**2629 W 32nd Ave., Denver CO 80211**



PROPERTY BROCHURE



SHELDON • GOLD REALTY INC.  
*commercial real estate services*

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# LEASE OPPORTUNITY - OFFICE



## OFFERING SUMMARY

Available SF:	4,005 /SF
Lease Rate:	\$23.00/SF Modified Gross
Building Size:	4,005/SF
Building Class:	B
Year Built:	1895
Parking:	2 Off-Street, plus street
Zoning:	G-MU-3

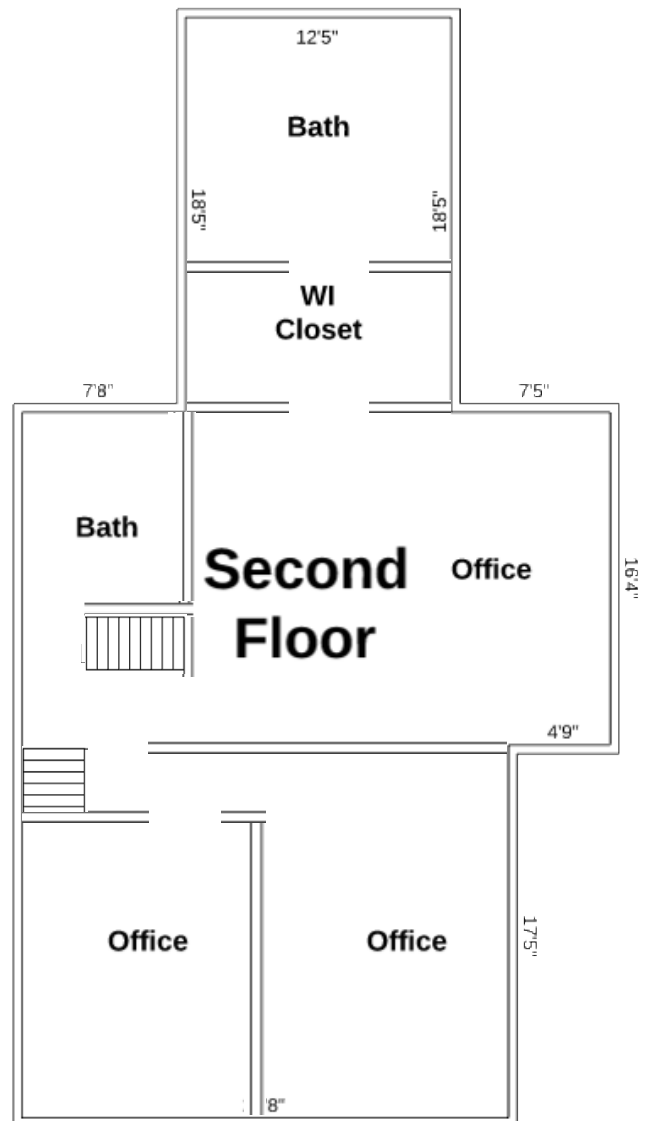
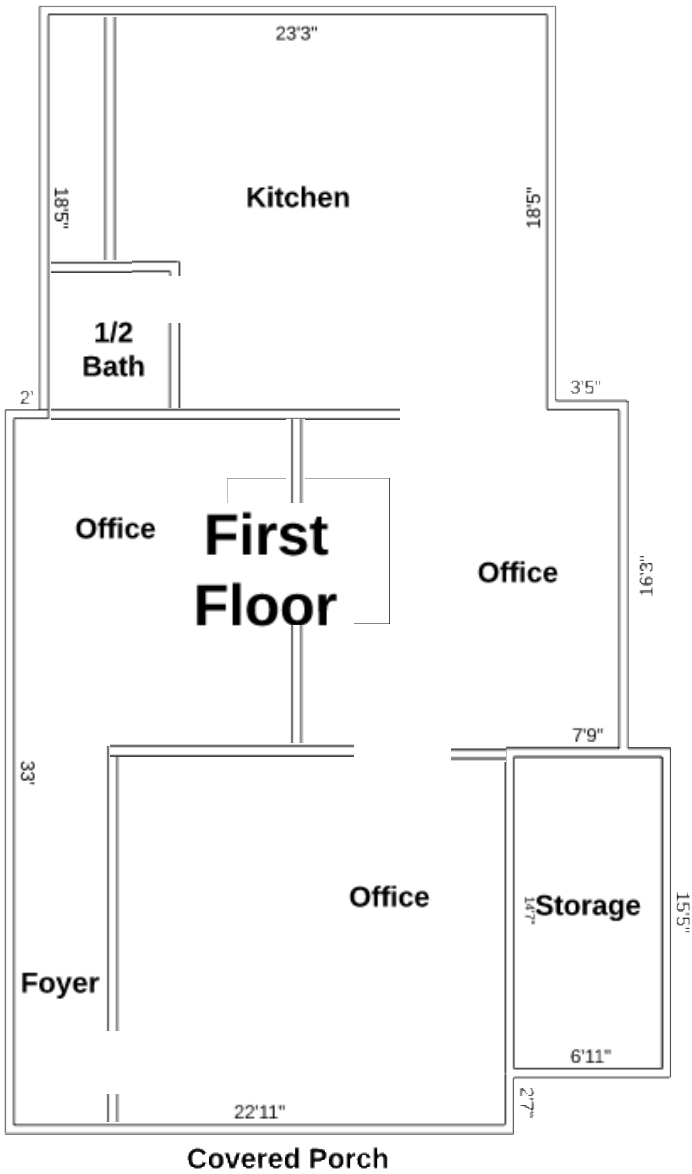
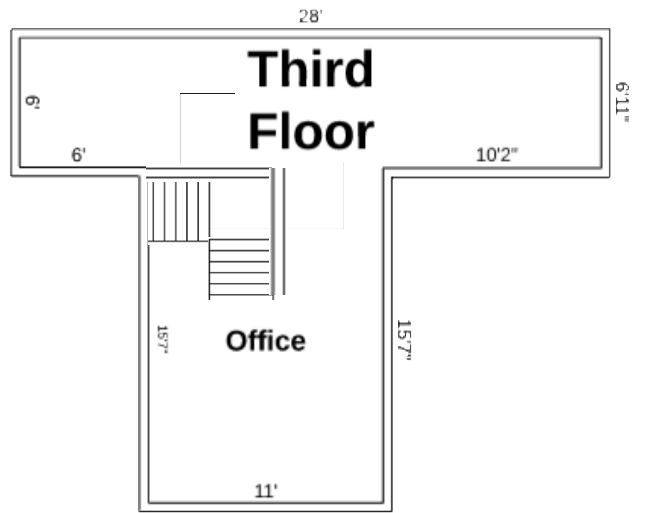
## PROPERTY OVERVIEW

Beautiful office mansion available for lease in the Highlands Neighborhood. 2629 W 32nd Avenue is 3 stories with nine large offices. This could also be a live work opportunity.

The property is in a prominent location on 32nd Avenue, with ample car and foot traffic. It is located in walking distance to many of the best restaurants, shopping, and nightlife destinations in Denver, including Park Burger, Duo, Spuntino, Highland Tap and Burger, and many more. It is only minutes from Downtown Denver and is easily accessible from I-25, I-70 and Federal Blvd.

## PROPERTY HIGHLIGHTS

- Great Visibility & Exposure
- Beautifully Updated
- Walking Distance to Highland’s Restaurants and Retail
- Ideally Located Minutes Away from Downtown Denver
- 7,000 VPD on 32nd Avenue & 36,000 VPD of Federal Blvd.
- 9 Offices





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# ADDITIONAL PHOTOS (furniture not included)





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# LOCATION MAP

