

HAMPDEN EXECUTIVE PLAZA OFFICE BUILDING FOR SALE



3605 S. Tamarac Dr., Denver CO 80237

Features:

- Walk to Tiffany Plaza shopping center with numerous restaurants
- Owner user opportunity with income from other tenants

For Sale: Gross Square Feet 6,542 per County

Sale Price: \$1,549,000 (\$236.78/GSF)

Lot Size: 15,660/SF

Leased: 93% Leased. Up to 2,550/SF available for Owner/User

Taxes: \$12,221.68 2021 due 2022

Roof: 2014

HVAC: 6 units, gas forced air AC 2014

Stories: 2 stories

Age: 1970

Zoning: B-1

Parking: Approximately 17 spaces. Cross access easement with 3615 S. Tamarac Dr.



**FOR A FULL OFFERING MEMORANDUM OR
PROPERTY TOUR PLEASE CONTACT:**



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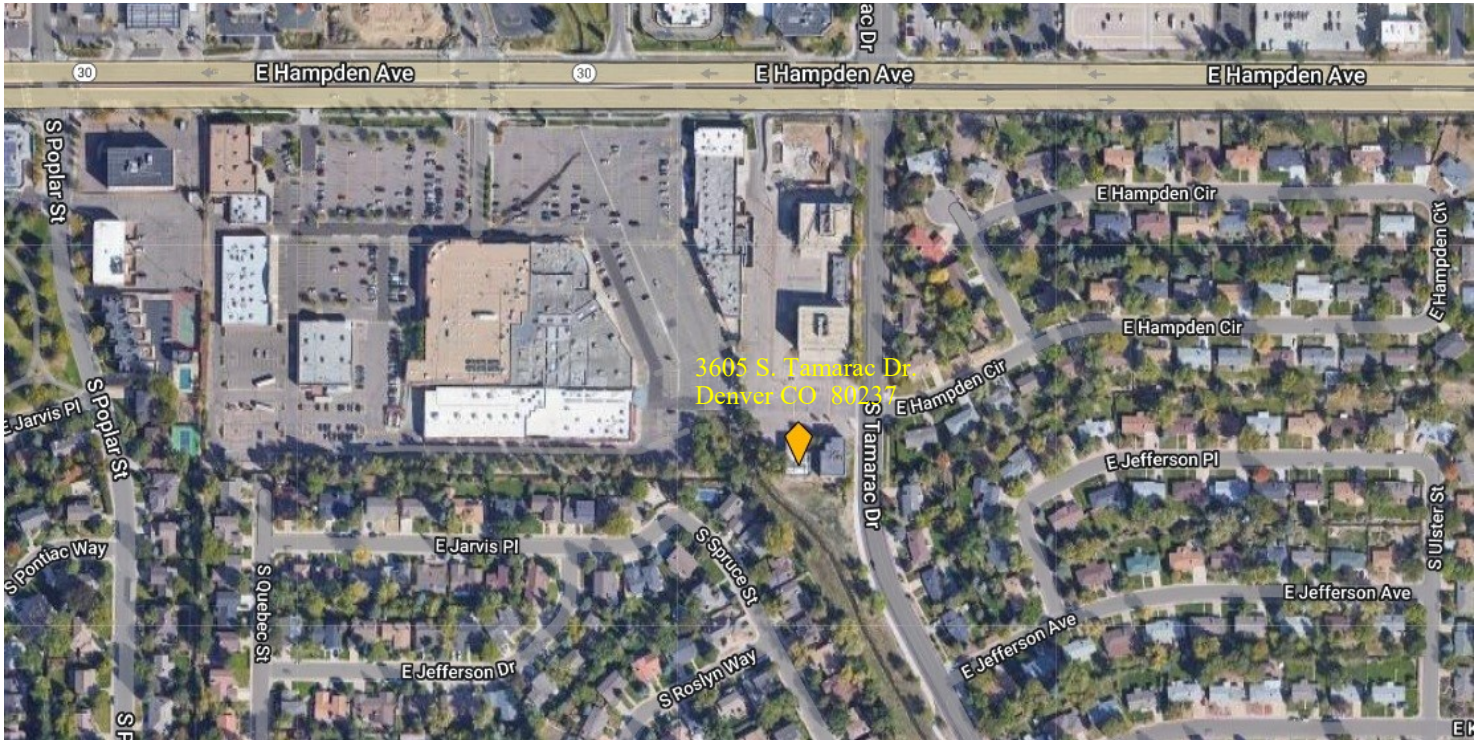
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COMMERCIAL OFFICE BUILDING

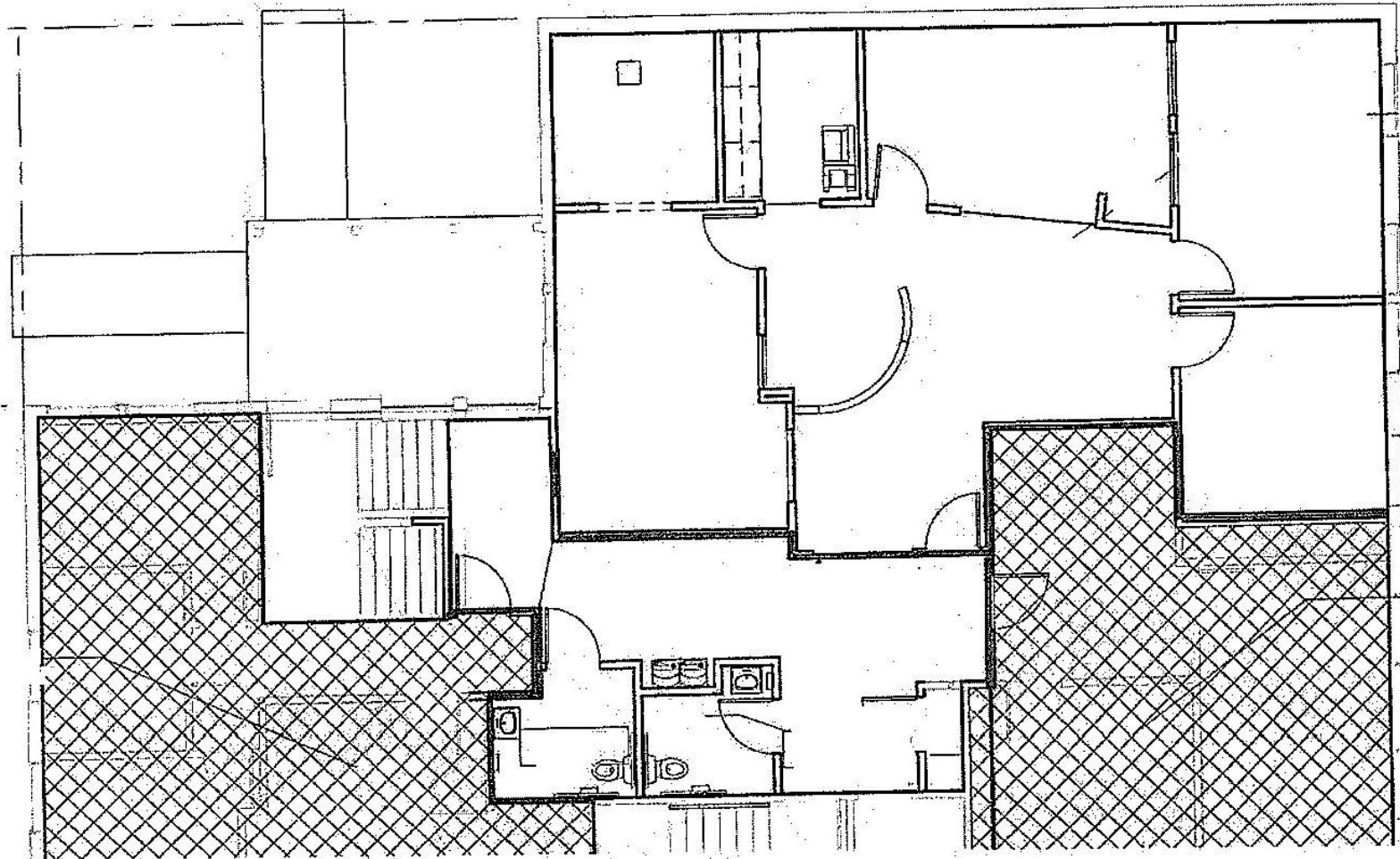


OFFICE BUILDING FOR SALE

3605 S. Tamarac Dr., Denver CO 80237



3605 S. TAMARAC DR. - FIRST FLOOR PLAN



3605 S. TAMARAC DR. - SECOND FLOOR PLAN

