

FOR SALE TO LEASE

# 1736 Race Street Denver, Colorado

PRICE  
REDUCED

~~\$525,000.00~~

...NOW \$425,000



## OFFICE MANSION:

**LOCATION:** 1736 Race Street  
Denver, Colorado 80206

**BUILDING SIZE:** 3,115 SF( including basement)

**LOT SIZE:** 3,120 SF

**YEAR BUILT:** 1903

**PARKING:** 6 parking spaces

**ZONING:** R-4

**LEASE RATE:** \$12.00 to \$13.00/RSF, Modified  
Gross

## COMMENTS:

- \* Located in the heart of Capital Hill
- \* Walk to multiple retail/restaurant amenities
- \* Minutes from central downtown
- \* Flexible office space for small company
- \* Kitchen, multiple conference rooms, numerous private Offices.
- \* Great natural light
- \* Easy street parking for visitors
- \* Please do not disturb the tenant

## FOR MORE INFORMATION, PLEASE CONTACT



www.denverofficespace.com

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