

4101 E LOUISIANA AVE | Denver CO 80246



AVAILABLE SF:	255-4,435/SF
LEASE RATE:	\$17.50 - \$19.50
LEASE TYPE:	Full Service
CITY:	Denver
COUNTY:	Denver
SUBMARKET:	Colorado Blvd/I-25
BLDG USE:	Office
YR BUILT:	1963
BLDG SF:	26,355
# OF BLDGS:	6
PARKING:	2.00/1,000
TENANCY:	Multiple

PROPERTY OVERVIEW

4101 E Louisiana Ave office building is a six story property that will have a new modern exterior due for completion in early 2019. The 26,000 square foot office building is extremely well located in the redeveloping Colorado Boulevard/Interstate 25 Corridor. The property offers a shared conference room, ADA compliant restrooms, and free surface parking (Ratio = 2.20/1,000 SF) to meet the needs of tenants and their patrons. The newly refinished Lobby and common hallways provides a professional working environment for tenants and their patrons. Every small to mid-size Suite has large windows with expansive city and mountain views which are unparalleled by nearly any other building in the metro Area. The building offers both Century link & Comcast service. 4101 E Louisiana Ave office building is a perfect property for the office professional looking for an affordable place to work.

PROPERTY HIGHLIGHTS

- Small Suites at affordable rates
- ADA compliant restrooms on ground floor
- Free surface parking space (Ratio = 2.20/1,000 SF)
- Access to cable with both Century link & Comcast service
- Shared conference room
- Professional Management

