

PRIME OFFICE SPACE FOR SALE OR LEASE

7276 WEST MANSFIELD AVENUE



For Sale at \$1,500,000

PROPERTY SUMMARY

Sale Price:	\$1,500,000
Building Size:	9,665 RSF (1 story)
Lot Size:	1.77 acres (77,101/sf)
Lease Rates	\$17-18/RSF Full Service
Parking	6.21 / 1,000 (60 spaces)

For more information, please contact:

Rick Giarratano
T 303.226.4765
rick@denverofficespace.com

Mike Lindquist
T 303.226.4768
mike@denverofficespace.com

John Fairbairn
T 303.226.4764
john@denverofficespace.com

2696 South Colorado Boulevard | Suite 320 | Denver, CO 80222 | 303-765-4344

FEATURING

- Great Highway Access (Wadsworth, Hampden and C470)
- Great Signage opportunity
- Abundant Retail/Restaurants in surrounding area
- LARGE Lot (1.77 acres - 77,101/sf)
- Room to expand existing building if needed
- Great parking ratio



www.denverofficespace.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PRIME OFFICE SPACE FOR SALE OR LEASE

7276 WEST MANSFIELD AVENUE



For more information, please contact:

Rick Giarratano

T 303.226.4765

rick@denverofficespace.com

Mike Lindquist

T 303.226.4768

mike@denverofficespace.com

John Fairbairn

T 303.226.4764

john@denverofficespace.com

2696 South Colorado Boulevard Suite 320 | Denver, CO 80222 | 303-765-4344



www.denverofficespace.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.