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 Mike Lindquist T 303.226.4765 T 303.226.4768

rick@denverofficespace.com mike@denverofficespace.com

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

John Fairbairn T 303.226.4764 john@denverofficespace.com



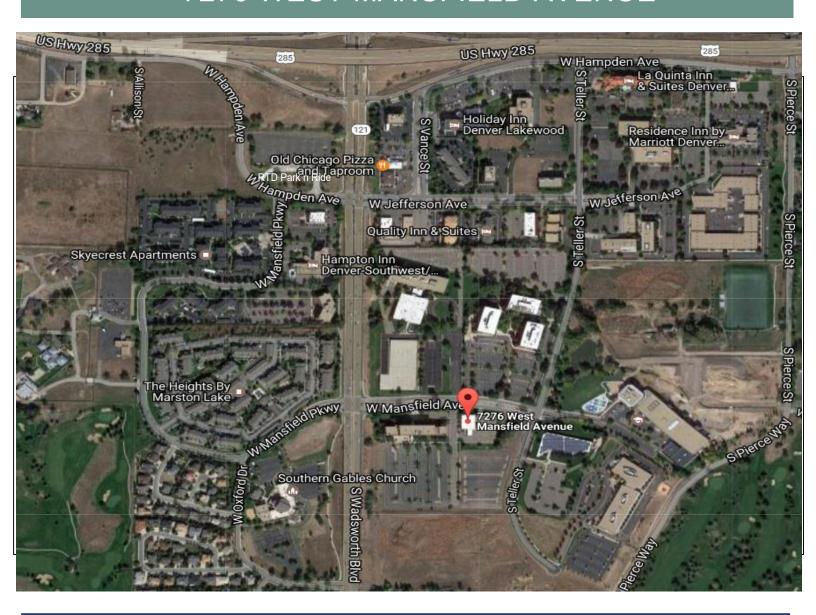
2696 South Colorado Boulevard | Suite 320 | Denver, CO 80222 | 303-765-4344

www.denverofficespace.com

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