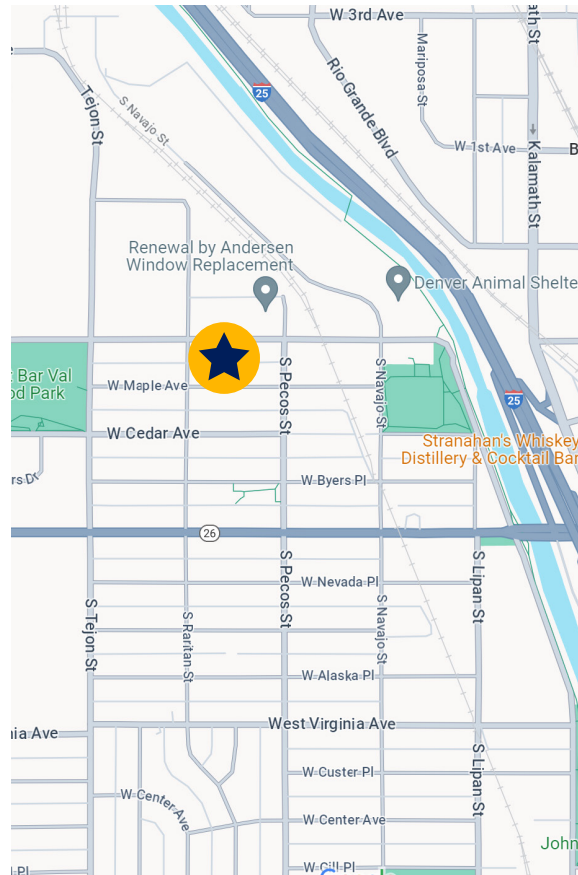


**1457 W Maple Avenue**  
**Denver, CO 80223**

<b>Property:</b>	Owner Occupied 4,480 SF Building   0.65 Acres Land
<b>Available:</b>	840 SF Office   190 SF Storage Area 1,000 SF Fenced Yard Storage (25' x 40')
<b>Loading:</b>	Grade level to storage area
<b>Parking:</b>	Three (3) designated spaces and street
<b>Location:</b>	Excellent Upper South-Central Submarket Five (5) minutes to I-25/Alameda Intersection
<b>Lease Rate:</b>	\$1,850/mo Office and Interior Storage (includes OpEx and UTIL) \$400/mo Outdoor Storage
<b>Available:</b>	Immediate Office improvements possible for longer term lease

**Chris Smith**  
713.503.4428 mobile  
csmith@cresa.com



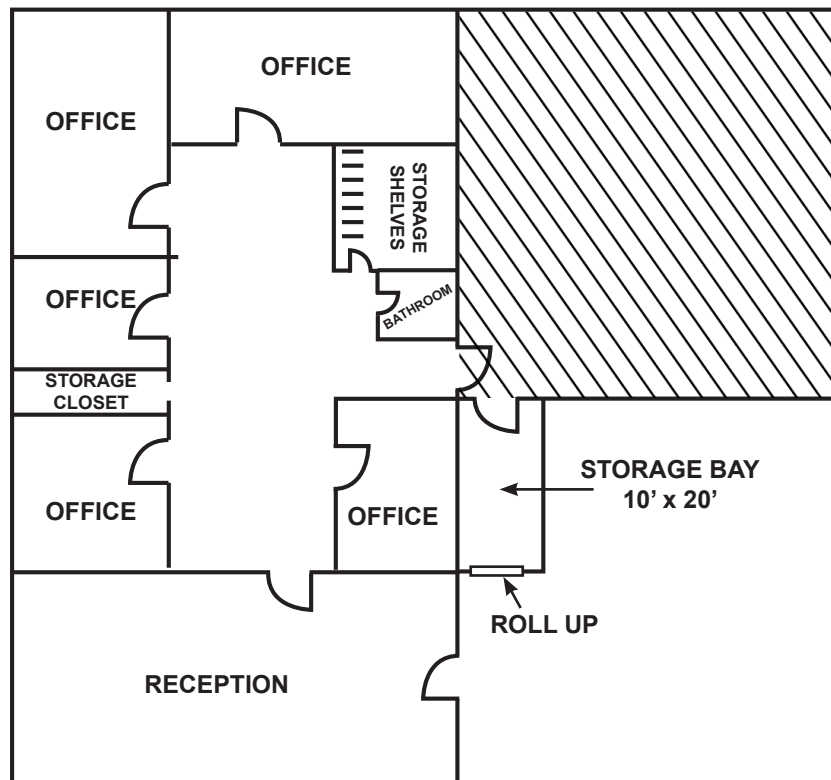
Office + Yard Available

cresa

# 1457 W Maple Avenue

Denver, CO 80223

Floor Plan (not to scale)



Site Plan

