



Office + Yard Available

# 1457 W Maple Avenue

## Denver, CO 80223

### Overview

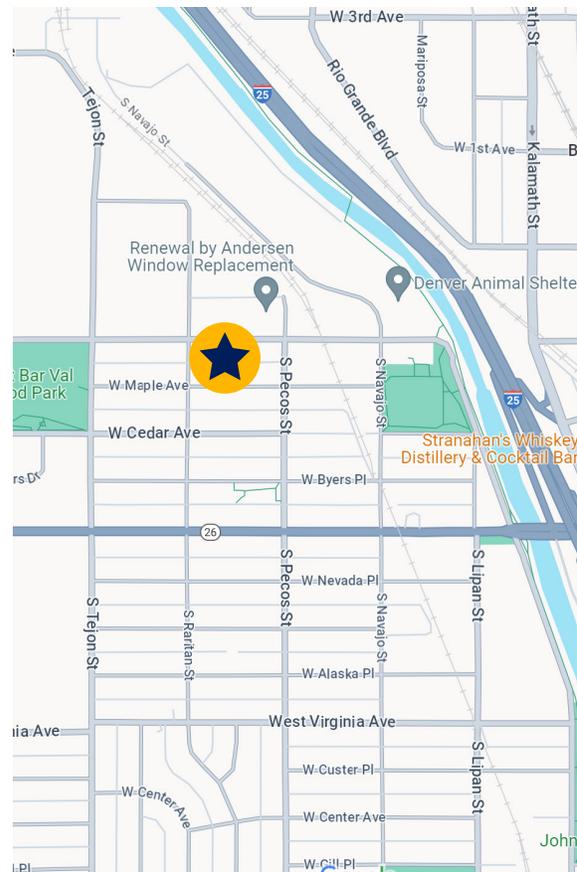
<b>Property:</b>	Owner Occupied 4,480 SF Building   0.65 Acres Land
<b>Available:</b>	840 SF Office   190 SF Storage Area 1,000 SF Fenced Yard Storage (25' x 40')
<b>Loading:</b>	Grade level to storage area
<b>Parking:</b>	Three (3) designated spaces and street
<b>Location:</b>	Excellent Upper South-Central 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

### For more information:

**Mike Statter, SIOR, CCIM**  
314.330.5240 mobile  
mstatter@cresa.com

**Kai Slocum**  
979.219.3373 mobile  
kslocum@cresa.com

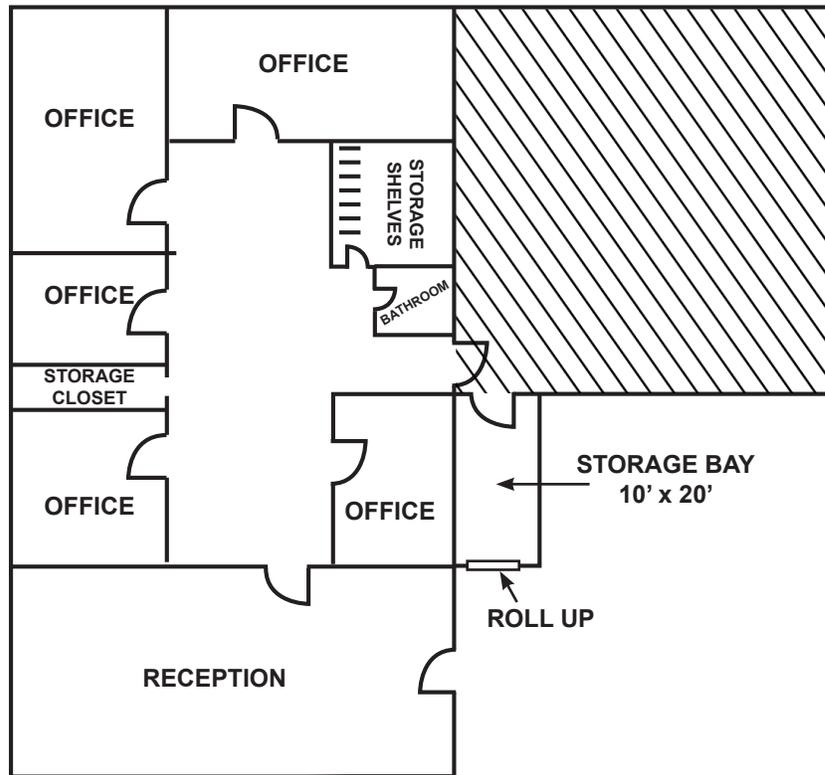
**Chris Smith**  
713.503.4428 mobile  
csmith@cresa.com



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Floor Plan (not to scale)



## Site Plan

