

SOUTH POPLAR

3540 South Poplar Street

Denver, CO 80237

FOR LEASE



**ABUNDANT
PARKING**



**NEWLY
RENOVATED**



**AREA
AMENITIES**



**HIGHWAY
ACCESS**



**NEARBY
PARK**

- Ratio of 4.20/1,000 SF
- Elevator Cab Renovated
- Walking Distance to:
 - Whole Foods Market
 - 24-Hour fitness
 - Target
 - Walgreens
 - Banks
- 100 Free Surface Spaces Available
- Main Floor Common Area Updated
- 0.5 Miles to I-25
- 2.1 Miles to I-225
- 2 Min. Walk to Nearest Bus Stop
- New Parking Lot Overlay
- Top Floor Common Area Updated
- Adjoins Southmoor Park Walking Path



NATASHA FELTEN
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2937 Ulster Street
Denver, CO 80238



BUILDING INFORMATION

Type	Professionally Owned/Managed Medical Building
Building Size	22,562 RSF
Floors	3
Year Built	1974
Year Renovated	2017
Parking	4.20:1,000 SF Surface, Free
Signage	Prominent monument for users
Building Access	24-7/365
Highway Access	I-25 and I-225



SOUTH POPLAR

3540 South Poplar Street

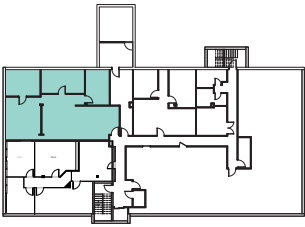
Denver, CO 80237

SUITE 102 / ±1,636 RSF

Available: Immediately

Rate: \$18.50-\$20.50/RSF/FSG Yr. 1*

Buildout: Great functionality, bright garden level space, reception area, two offices on the glass, kitchen/work room, and bull pen.

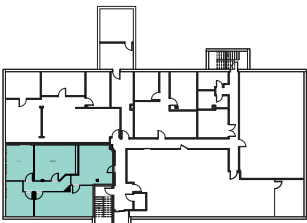


SUITE 100 / ±1,526 RSF

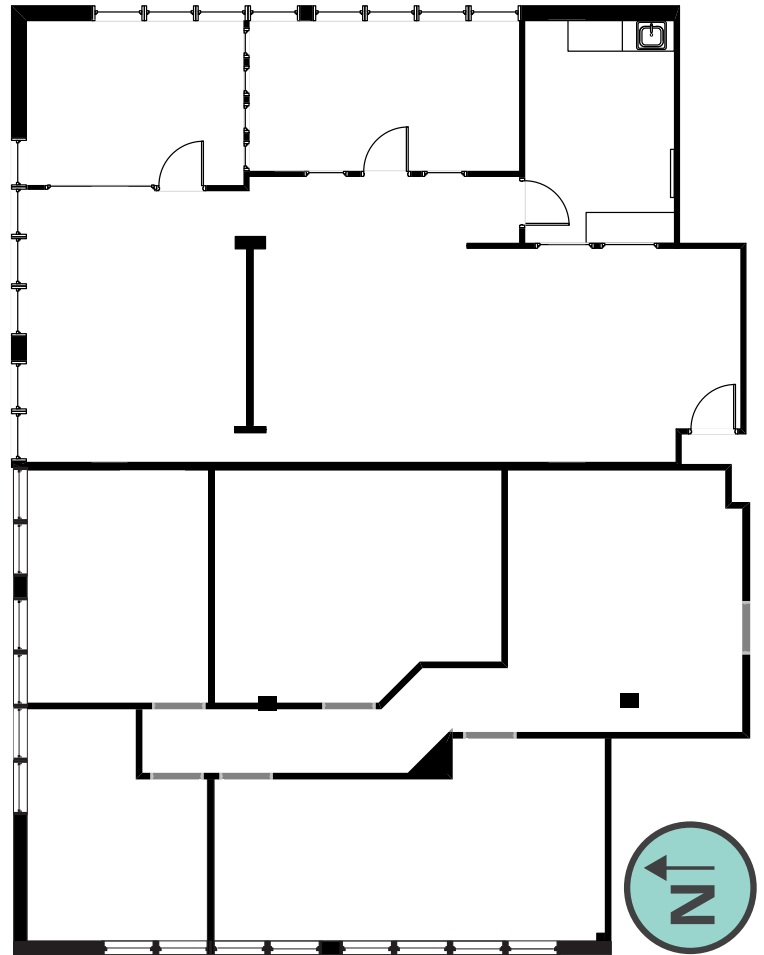
Available: Immediately

Rate: \$18.50-\$20.50/RSF/FSG Yr. 1*

Buildout: Reception area, conference room, storage/work room, two offices. First floor, garden level.



CONTIGUOUS TO 3,162 RSF



NEW SPEC FINISHES RTO!

*Annual escalations apply

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COLORADO COMMERCIAL
COMPANIES