

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

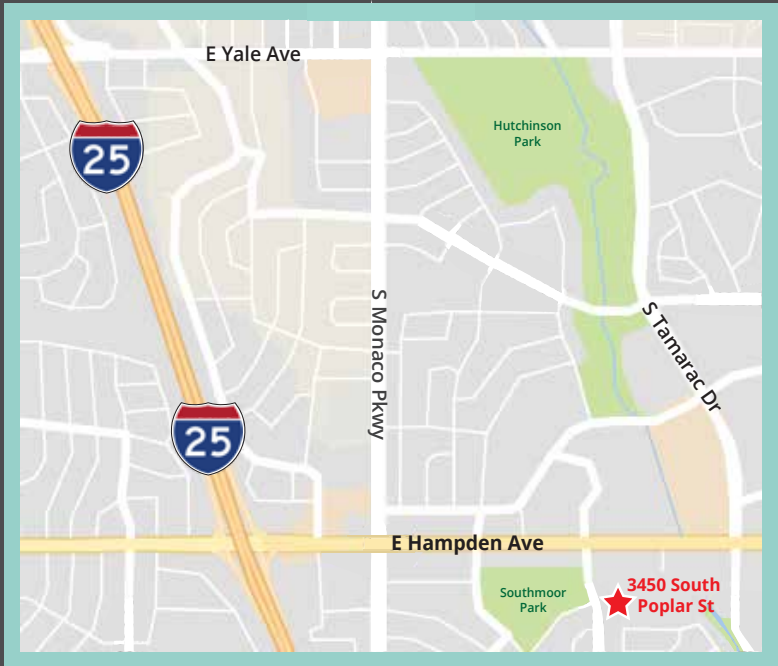


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BUILDING INFORMATION

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



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SUITE 100 / ±1,526 RSF

CONTIGUOUS TO 3,162 RSF

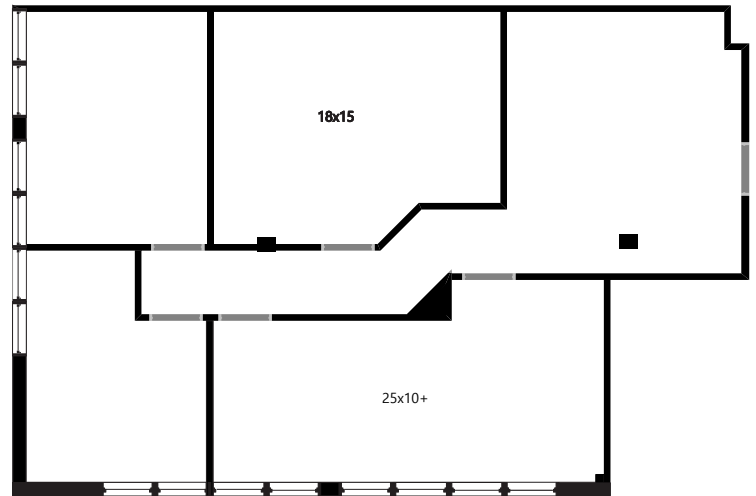
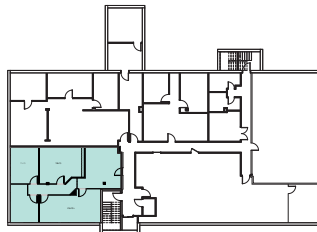
Available: Immediately

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

Buildout: Reception area, conference room, storage/work room, two offices.

First floor, garden level.

Spec Finishes Ready to Occupy!



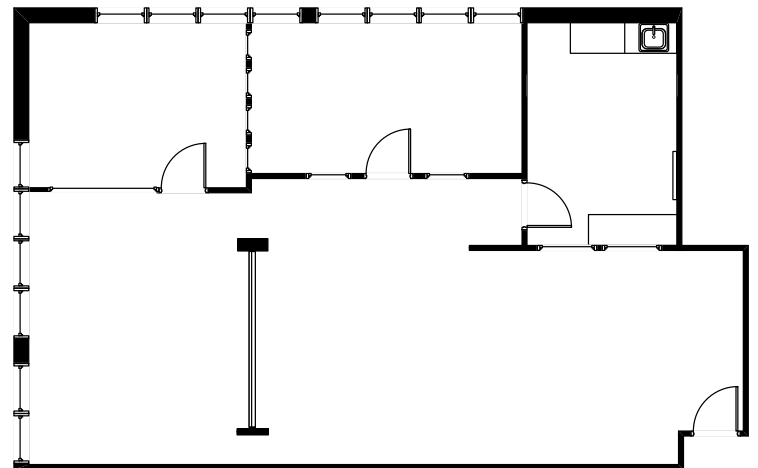
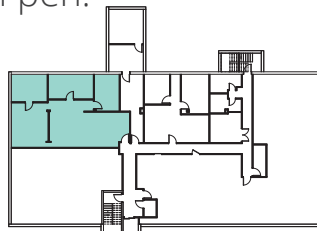
SUITE 102 / ±1,636 RSF

CONTIGUOUS TO 3,162 RSF

Available: Immediately

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

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



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