

# 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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Denver, CO 80238



# 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



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.

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**CONTIGUOUS TO 3,162 RSF**

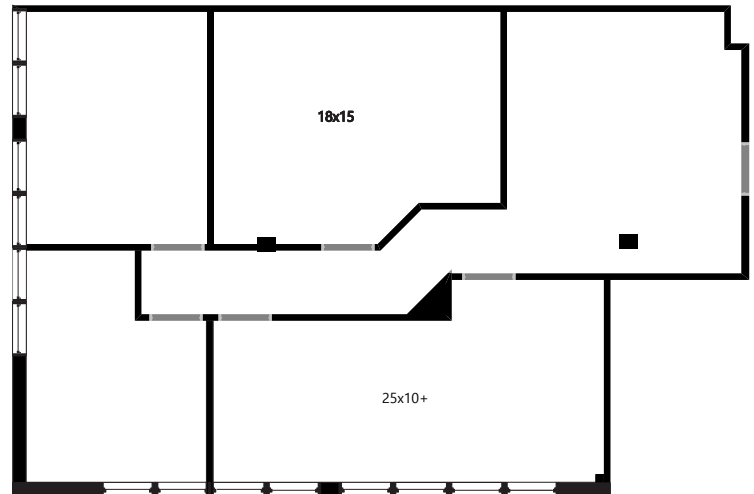
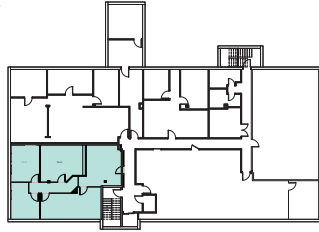
## SUITE 100 / ±1,526 RSF

**Available:** Immediately

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

*\*Annual escalations apply*

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



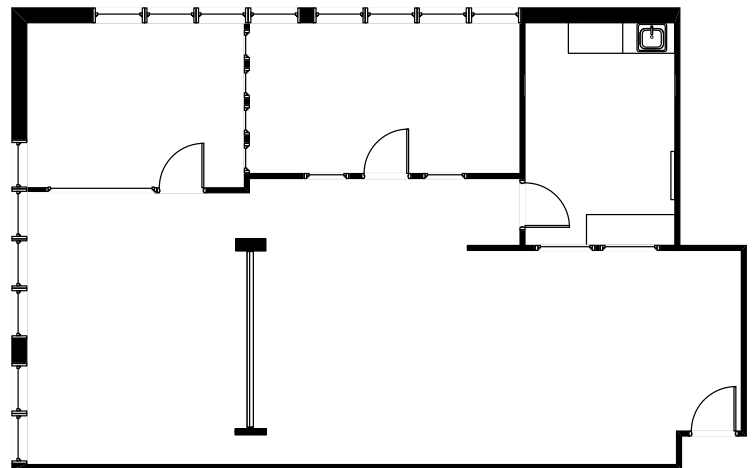
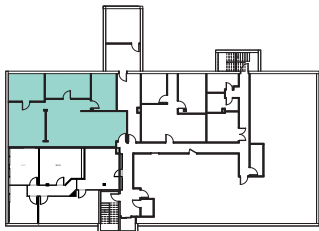
## SUITE 102 / ±1,636 RSF

**Available:** Immediately

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

*\*Annual escalations apply*

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



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