

SOUTH POPLAR

3540 South Poplar Street

Denver, CO 80237

FOR LEASE



ABUNDANT
PARKING



RECENTLY
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
- Upgraded HVAC Controls
- Adjoins Southmoor Park Walking Path



NATASHA FELTEN
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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 |



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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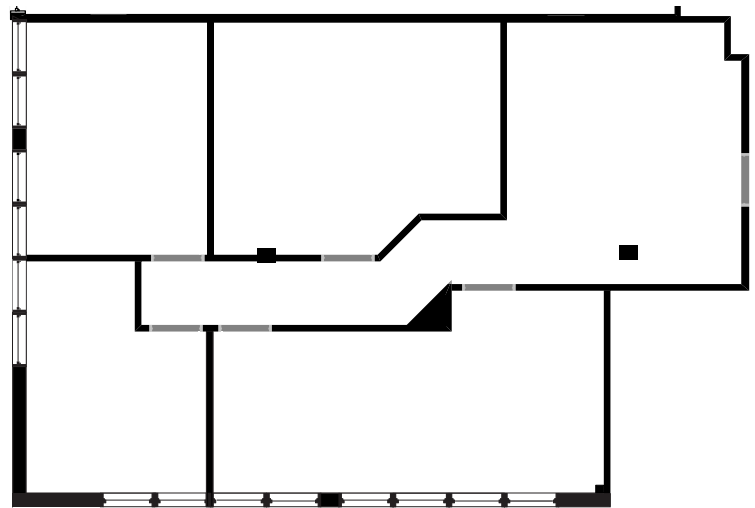
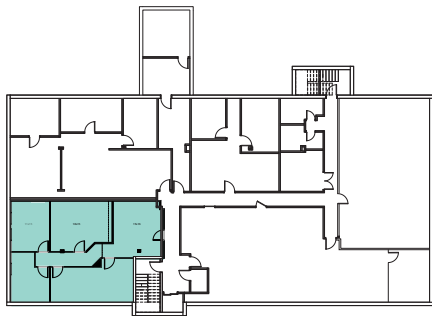
SUITE 100 / ±1,526 RSF

READY TO OCCUPY

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.



NEW SPEC FINISHES!

*Annual escalations apply



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