



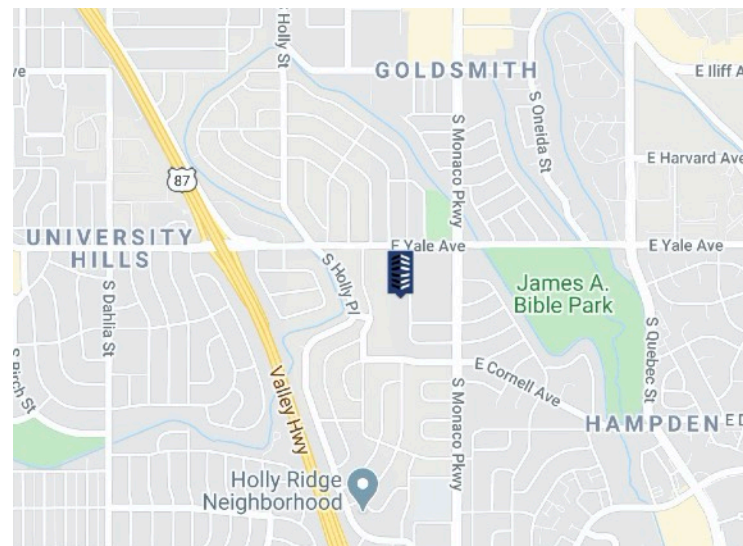
AVAILABLE SF:	1,275/SF
LEASE RATE:	\$15.00-\$16.00/SF
LEASE TYPE:	Full Service
CITY:	Denver
COUNTY:	Arapahoe
SUBMARKET:	Centennial
BLDG USE:	Office
YR BUILT:	1972-2019
BLDG SF:	38,852/SF
STORIES:	2
PARKING:	2.00/1,000
TENANCY:	Multiple

PROPERTY OVERVIEW

2755 South Building property is a two-story multi-tenant office building. The building is situated South of the E Yale Ave and South Locust St intersection and just East of the I-25 and Yale exit. Originally constructed in 1972 the recently renovated property offers updated lobbies, hallways, and restrooms. The building offers ample parking along with a shared conference room and can accommodate the needs of almost any size tenant at an affordable rate. Tenants will feel comfortable knowing the property is owned and managed by professional operators with a responsive property management team. This property is perfect for a small business looking for quality office space with affordable lease rates in the Centennial submarket.

PROPERTY HIGHLIGHTS

- Strong Local Ownership
- Ample Parking
- Updated Common Areas
- Small to Mid-Size Suites
- Affordable Rates
- Common Conference Room



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The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



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