



AVAILABLE SF:	215-4,500/SF
LEASE RATE:	\$17.50 - \$19.50
LEASE TYPE:	Full Service
CITY:	Denver
COUNTY:	Denver
SUBMARKET:	Colorado Blvd/I-25
BLDG USE:	Office
YR BUILT:	1963
BLDG SF:	26,355
# OF BLDGS:	6
PARKING:	2.00/1,000
TENANCY:	Multiple

PROPERTY OVERVIEW

4101 E Louisiana Ave is a six story office building with a new exterior, and new entrance, that was completed in 2020. The newly refinished lobby and common hallways provide a professional working environment for tenants, and their patrons. The property has a number of small to mid-size Suites with large windows and expansive city and mountain views. The property offers a shared conference room, ADA compliant restrooms, and free surface parking (Ratio = 2.20/1,000 SF) to meet the needs of tenants and their patrons. The building offers both Century link & Comcast services. The property is extremely well located in the redeveloping Colorado Boulevard/Interstate 25 Corridor. 4101 E Louisiana Ave office building is a perfect property for the office professional looking for an affordable place to work. We offer free rent to qualified tenants.

PROPERTY HIGHLIGHTS

- Small Suites at affordable rates
- ADA compliant restrooms on ground floor
- Free surface parking space (Ratio = 2.20/1,000 SF)
- Access to cable with both Century link & Comcast service
- Shared conference room
- Professional Management



CONTACT:

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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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