

OFFICE/RETAIL SPACE FOR LEASE

GROUND FLOOR Available Space: 2,400 SF



- Exposed Brick
- Great Parking
- Across the Street from Denver Athletic Club
- Near Light Rail
- Excellent CBD Location
- Open Ceiling with “Lodo” Feel

- Professional office/retail spaces
- Conveniently located downtown Denver
- Walk to several amenities
- Each floor has its own entrance
- Building constructed in 1928
- 2,194 SF basement, perfect for tenant storage



1336 Glenarm Place Denver, Colorado 80204

Building Size:	6,250 SF
Space Available:	2,400 SF
Rate:	\$26.00/Gross
Submarket:	Denver
Site:	.014 AC
Stories:	2
Parking:	Unlimited
T.I.'s:	Based on Credit/Term



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION
1336 Glenarm Place | Suite 200 | Denver, CO 80204
www.ringsbyrealty.com

Alex Ringsby, SIOR
alex@ringsbyrealty.com
(303) 892-0120

Scott Patterson
scott@ringsbyrealty.com
(303) 892-0121

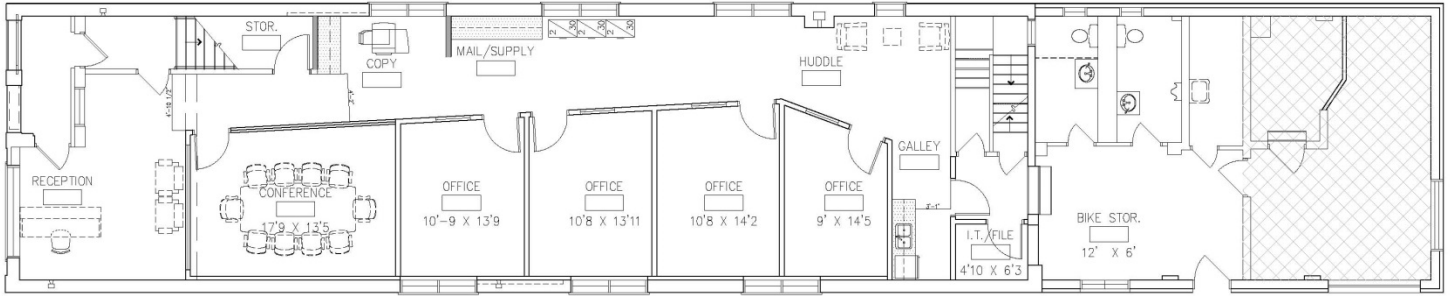
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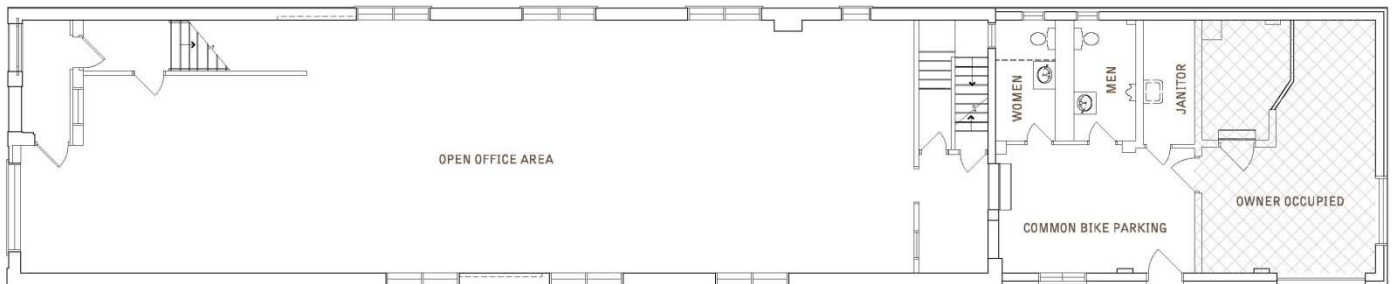
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First Floor Plan – Proposed

**2,400
SF Available**



First Floor Plan – Existing



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