

*Unique opportunity in Washington Park*



# 525 E MISSISSIPPI AVE

DENVER • COLORADO • 80210



- ◊ Get the LoDo feel in Wash Park!
- ◊ Rare 6,096 SF available immediately
- ◊ 13 Off-street parking spaces
- ◊ Roof-top patio
- ◊ Exposed brick and modern finishes throughout

**FOR LEASE**  
**6,096 SF**  
**OFFICE OR RETAIL**

**JON UNGAR**

[jungar@colocomm.com](mailto:jungar@colocomm.com)

**303 327 5800**



**COLORADO COMMERCIAL  
COMPANIES**

383 CORONA STREET, SUITE 322  
DENVER, CO 80218

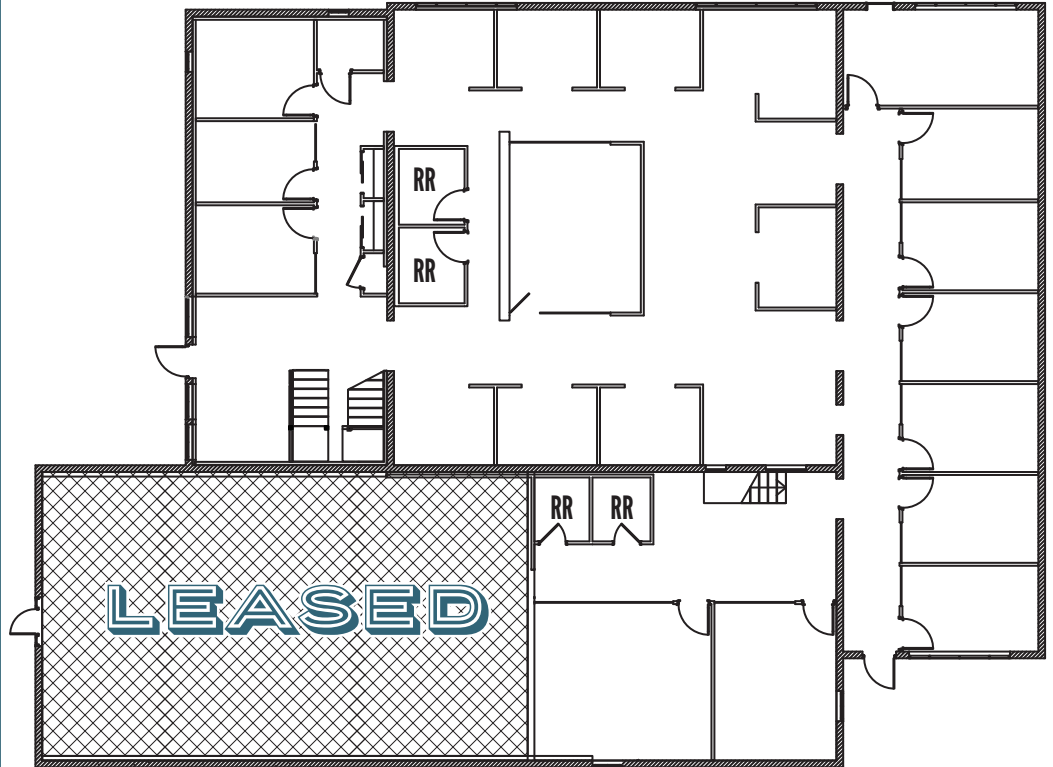
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**Lower Level: 855 SF**

**1st Floor: 4,842 SF**

**Mezzanine: 399 SF**

**TOTAL: 6,096 SF + Roof Top Terrace (393 SF)**

**Rate: \$30.00/SF/NNN**

**Estimated NNN: \$7.30/SF**

**12 private offices, 1 conference room, 8 built-in workstations**

**Furniture & phones negotiable**

**Perfect for staffing firm & tech companies**

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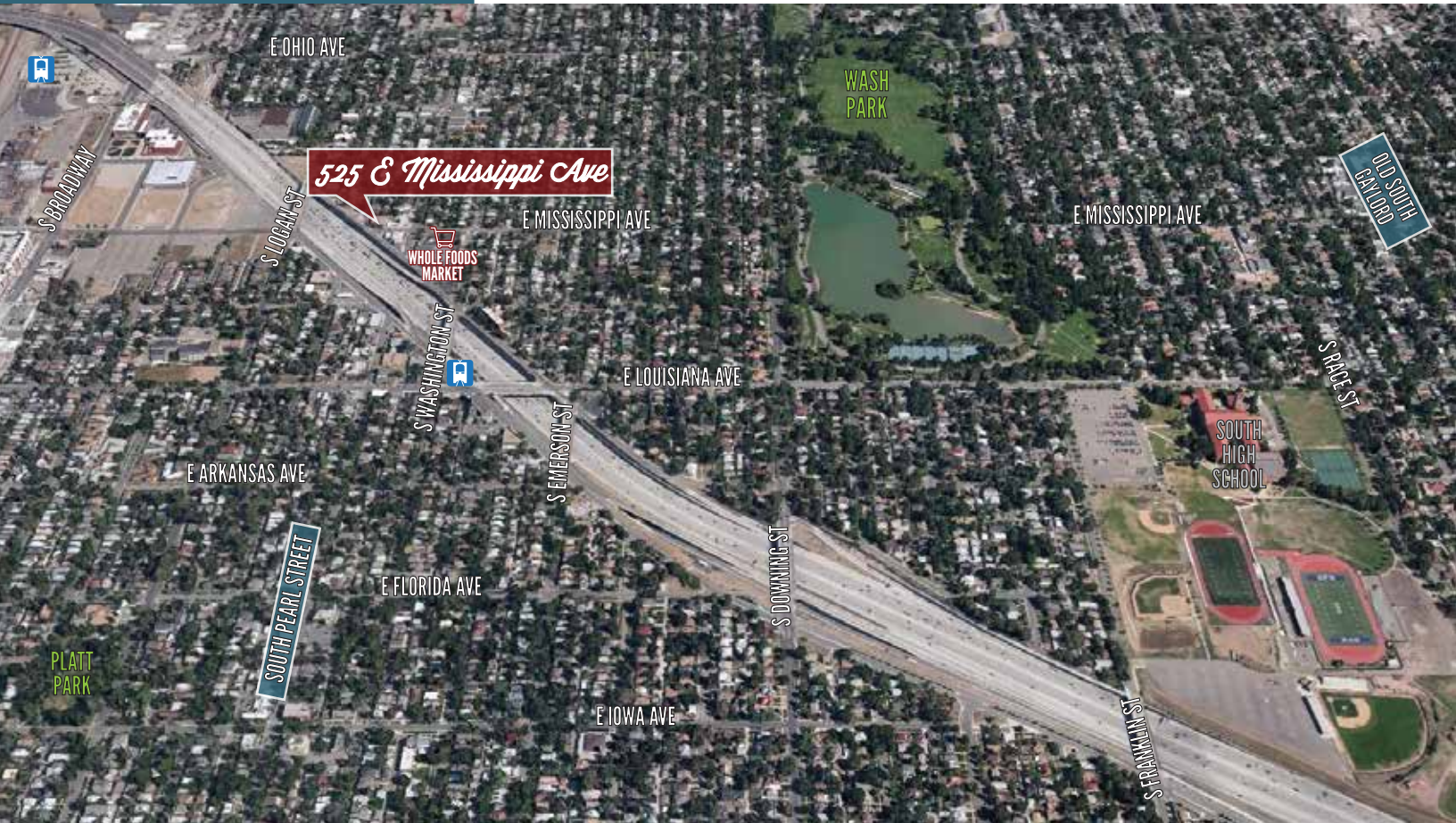
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## THE MOST CREATIVE OFFICE SPACE TO BE OFFERED IN WASH PARK

Walking distance to Wash Park, South Pearl Street, Whole Foods, and light rail

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