OFFICE BUILDING FOR SALE OR FOR LEASE

2015 SOUTH PONTIAC WAY
DENVER, COLORADO 80224

FOR MORE INFORMATION:
DAVID LEUTHOLD
C: 303.520.7729
dleuthold@stcharlestown.com
stcharlestown.com

ABOUT THE PROPERTY

This two-story office building is an excellent opportunity for an owner-user, which is its current use, or an investor looking for a multi-tenant lease up investment. The building is very well-maintained, has walls of windows providing abundant natural light, offers large rooms that can be used as training facilities, and has ample parking for its tenants.

The property sits on corner location in a commanding location near the E. Evans Avenue corridor in a high-density neighborhood. It has easy access from E. Evans Avenue and is in close proximity to major streets such as Monaco Street, Quebec Street, Leetsdale Parkway, and Parker Road.

PROPERTY DETAILS

BUILDING SF	17,823 SF
OCCUPANCY	100% (lease expires 12/31/24)
LAND AREA	41,451 SF (0.95 Acre)
ZONING	S-CC-3X
TAXES	$59,166 (2024)

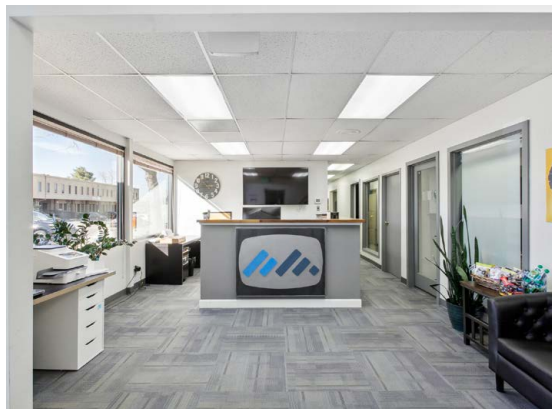
Additional Land Available at 2040 S. Oneida Street

SALE PRICE: $600,000

LAND AREA	19,200 SF (0.44 Acre)
ZONING	S-CC-3X
TAXES	$16,603 (2024)

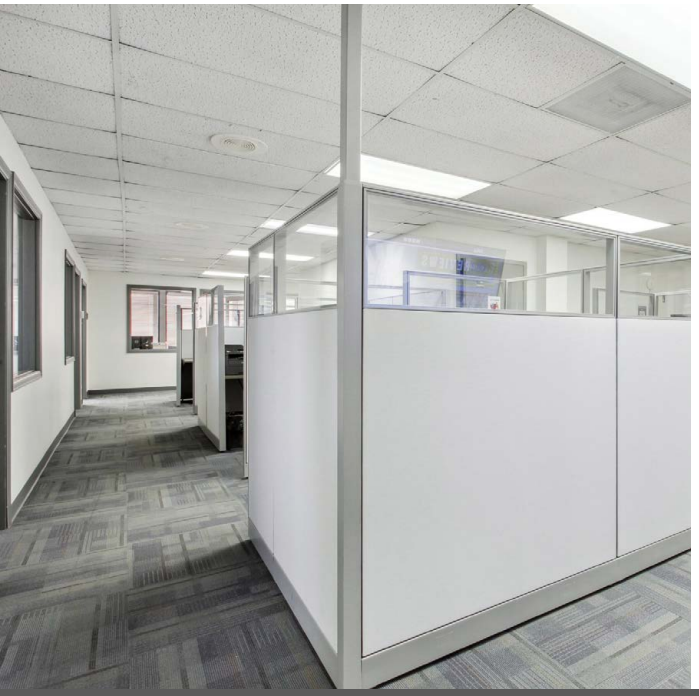
FLOORPLAN

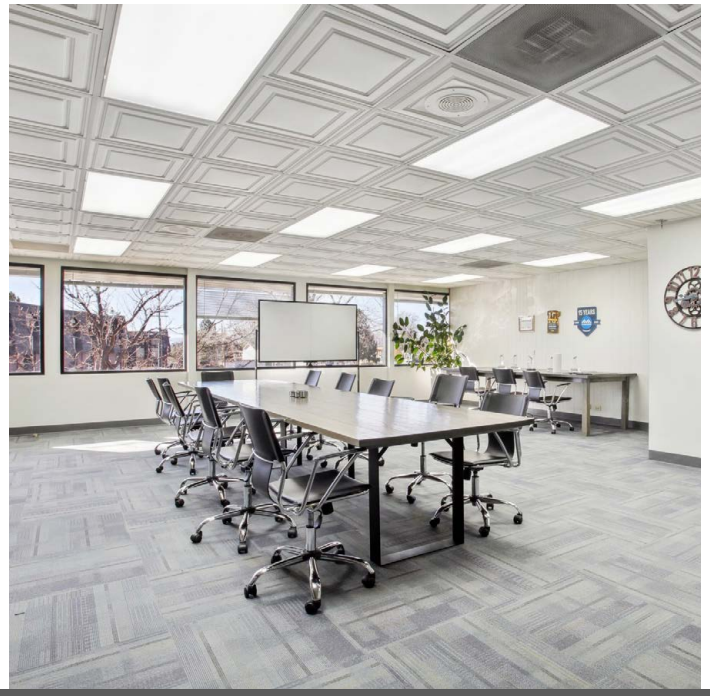
Map is not to scale.

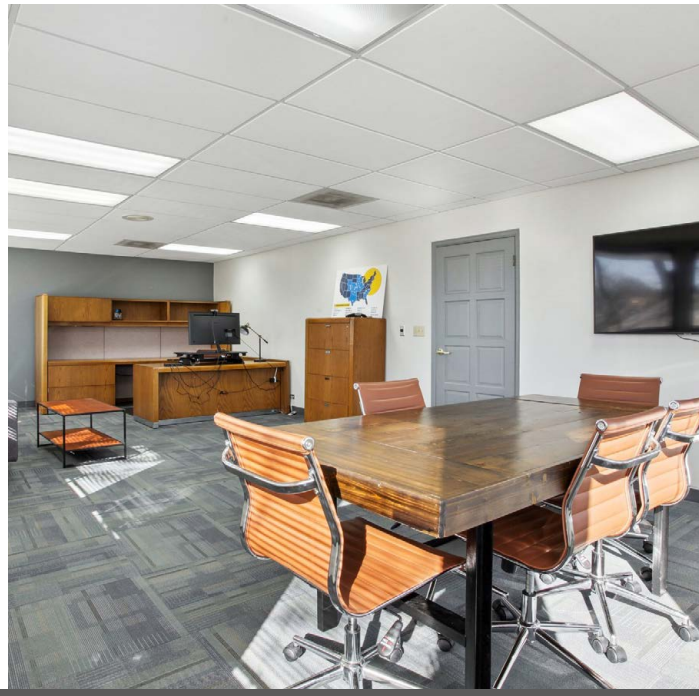


SALE PRICE
$3,999,000

LEASE RATE
$15.00-$17.00/SF NNN







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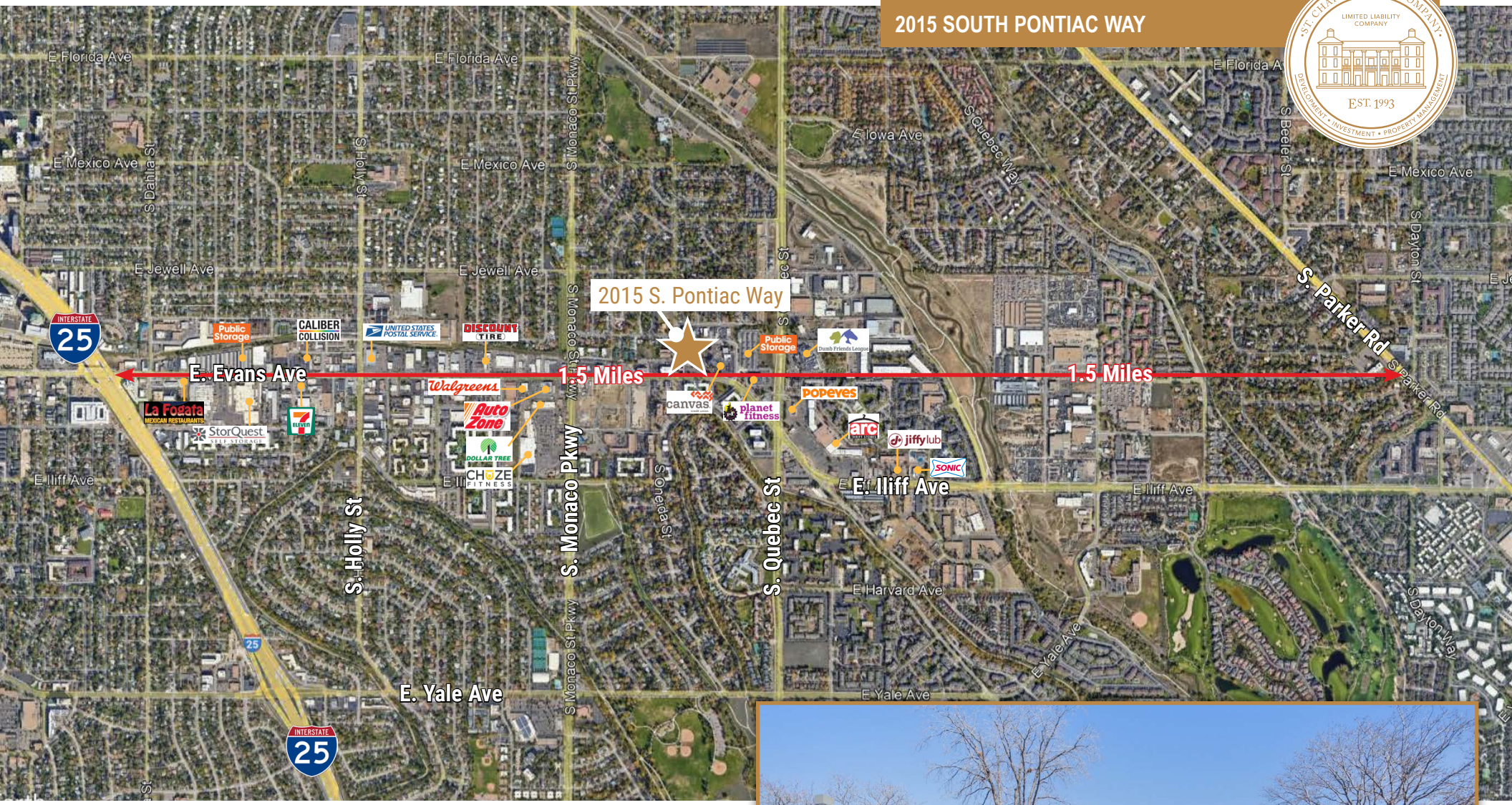

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