

## BOLT FACTORY LOFTS OFFICE LEASE



### 209 KALAMATH STREET, UNIT 6 Denver, CO 80223

#### BUILDING HIGHLIGHTS

URBAN OFFICE SPACE IN BAKER NEIGHBORHOOD AVAILABLE FOR LEASE

SPACE IS ALREADY OUTFITTED FOR MULTIPLE EMPLOYEE WORK STATIONS

COMES WITH 2 RESERVED PARKING SPACES, 1 IN A GARAGE AND 1 OUTSIDE

SUITE COMES WITH A KITCHEN, SHOWER, FULL BATHROOM, AND CONFERENCE ROOM WITH A LARGE WHITEBOARD

RENTAL RATE INCLUDES ALL UTILITIES EXCEPT ELECTRICITY



AVAILABILITY  
AVAILABLE  
NOW



LEASE RATE  
\$26/SF  
MG



AVAILABLE SF  
1190  
SF



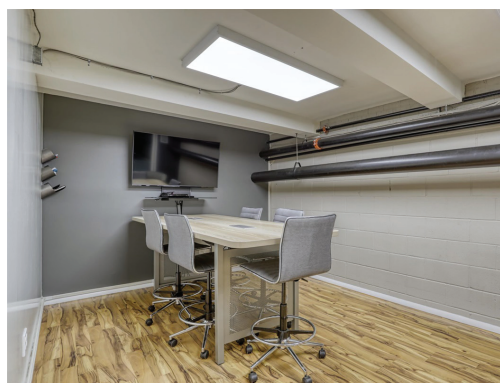
ZONING  
I-MX-3



PARKING  
2 RESERVED  
+ STREET



YEAR BUILT  
1951



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## AERIAL MAP



## PROPERTY DESCRIPTION

This urban office space located in Denver is perfect for a small company looking for extra space for their employees. The landlord has put up multiple workstations inside of the unit so employees can work socially distant from each other. It is tucked away inside of an office condominium complex and has multiple breweries within walking distance, including the Sante Fe Art District.

With it's easy access to I-25 and the 6th Avenue Freeway, it doesn't take long to get to this space from the highways. Unit 6 comes with 2 reserved parking spaces and there is plenty of free street parking for employees or customers to use.

**If you are interested in this property and would like to learn more, please contact us to schedule a showing and lease your new space today!**



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