

# FOR SALE/LEASE

LEED SILVER CERTIFIED  
HISTORIC REDEVELOPMENT  
2<sup>ND</sup> & 3<sup>RD</sup> FLOOR OFFICE SPACE

## Utopia Flats

1477 Pennsylvania Street, Denver, CO 80203

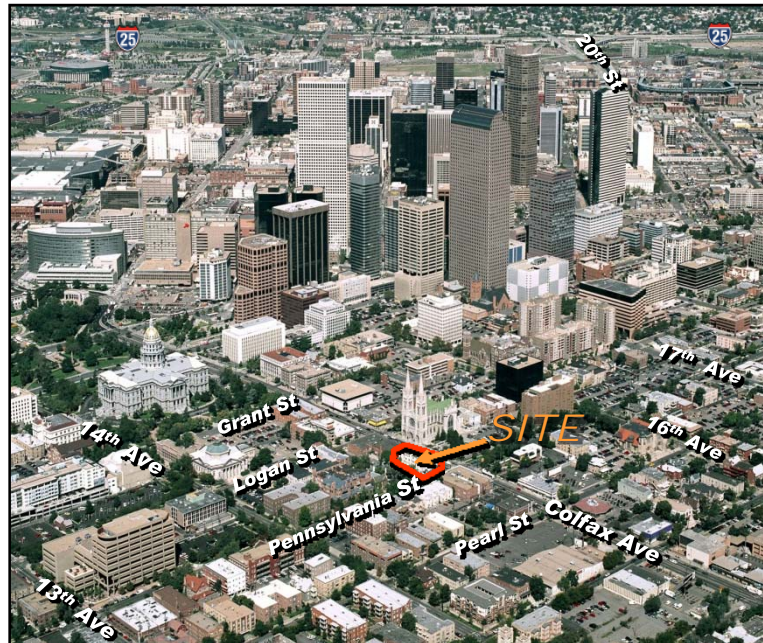


- ★ New Solar Panels on Roof!
- ★ Located In the Middle of the Colfax Revitalization Plan at Colfax and Pennsylvania!
- ★ LEED Certified Silver Redevelopment
- ★ Exciting Green Redevelopment of Historic Building
- ★ Fantastic Access to the Capitol and Government Buildings

## BUILD-TO-SUIT OFFICES - OVER EXISTING RETAIL

**Perfect Suites for Attorneys, Lobbyists & Professional Service Firms Needing Parking & Access to the Capitol!**

<b>Total SF</b>	17,550 SF (1st Floor Retail is Leased)
<b>Available Space</b>	6,000-12,000 SF (Floors 2 & 3)
<b>Zoning</b>	Main Street Colfax
<b>YOC</b>	1902/2009
<b>Parking</b>	32 Spaces On-Site
<b>Lease Rate</b>	\$25.00/ SF Gross
<b>Sale Price</b>	\$2,195,000
<b>Existing Income</b>	\$70,000/Year Gross



For Additional Information Contact:

**Scott Peterson - (303) 892-0122**  
[peterston@ringsbyrealty.com](mailto:peterston@ringsbyrealty.com)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



**RINGSBY REALTY CORPORATION**

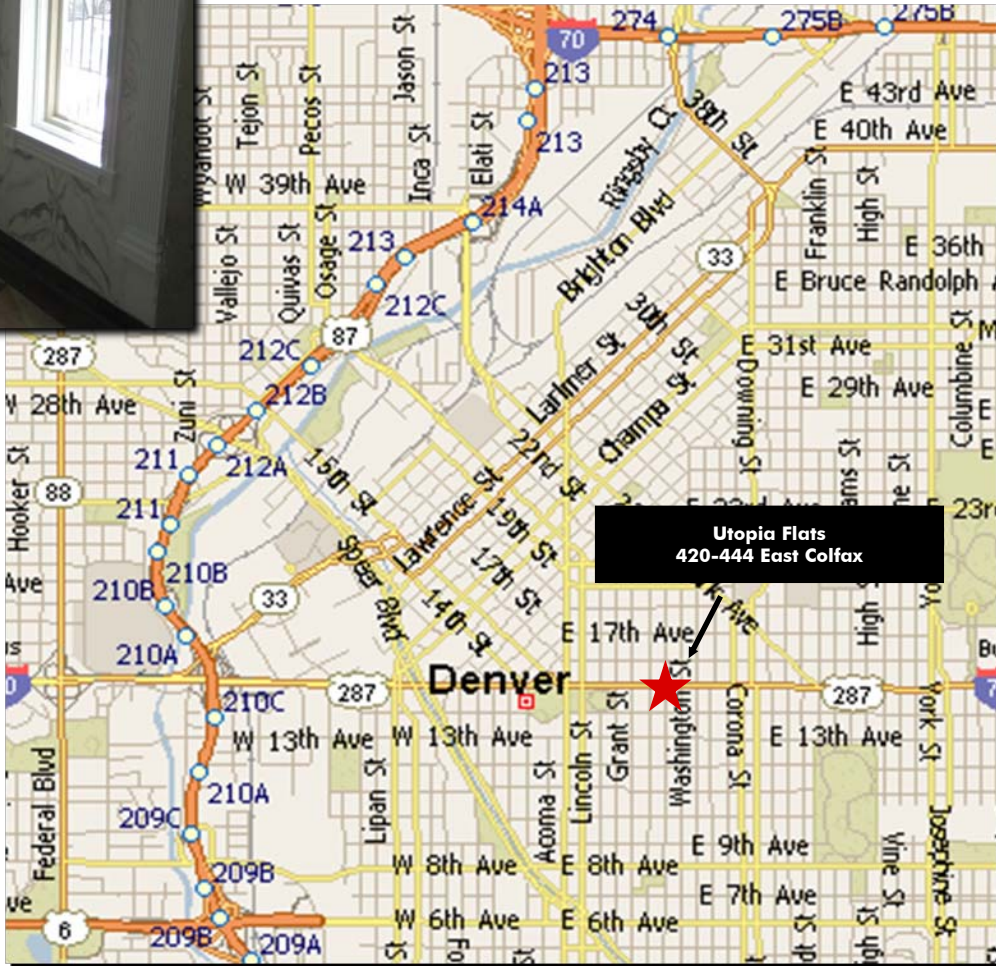
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