

FOR SALE/LEASE

LEED SILVER CERTIFIED
HISTORIC REDEVELOPMENT
2ND & 3RD FLOOR OFFICE SPACE

Utopia Flats

1477 Pennsylvania Street, Denver, CO 80203

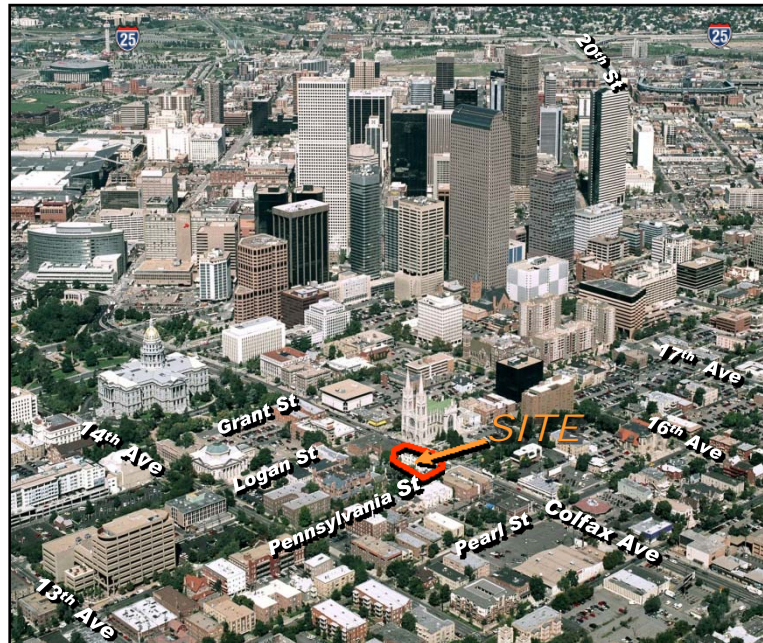


- ★ New Solar Panels on Roof!
- ★ Located In the Middle of the Colfax Revitalization Plan at Colfax and Pennsylvania!
- ★ LEED Certified Silver Redevelopment
- ★ Exciting Green Redevelopment of Historic Building
- ★ Fantastic Access to the Capitol and Government Buildings

BUILD-TO-SUIT OFFICES - OVER EXISTING RETAIL

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

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



For Additional Information Contact:

Scott Peterson - (303) 892-0122
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

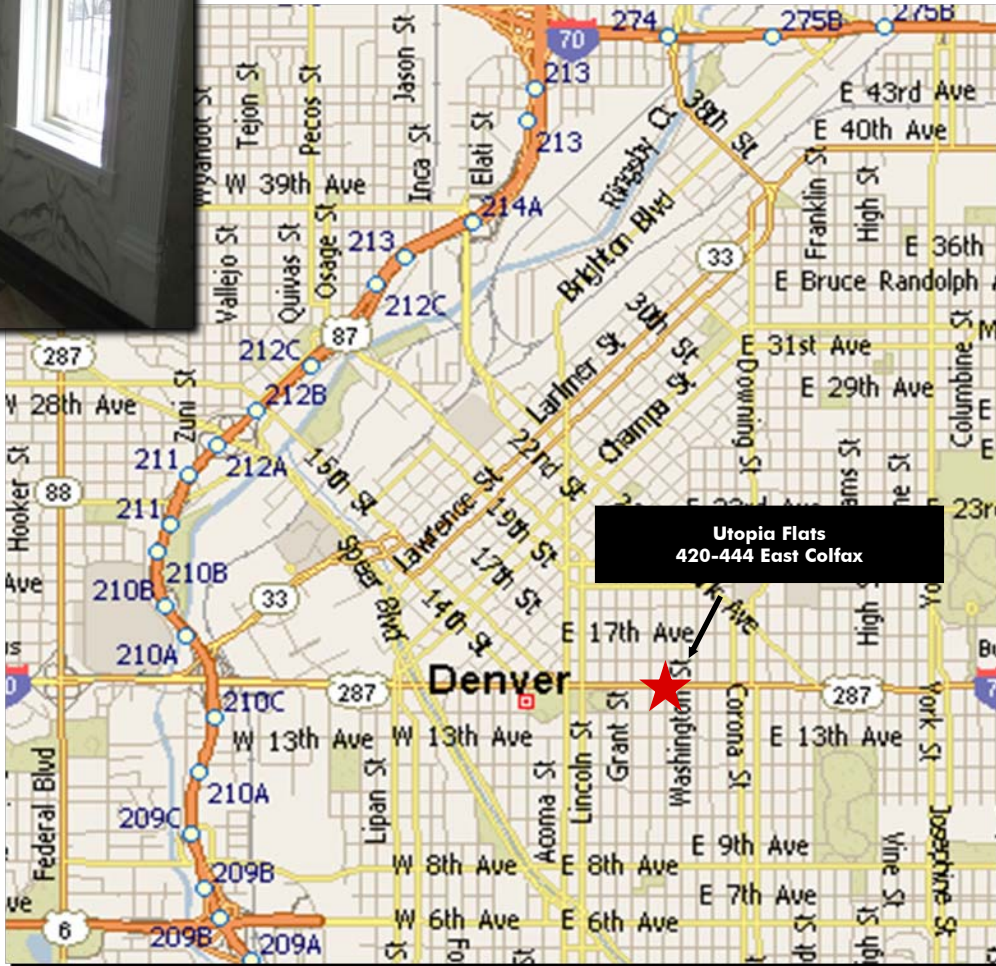
1123 Auraria Parkway • Suite 200 • Denver, CO 80204 • 303.892.0114
info@ringsbyrealty.com • www.ringsbyrealty.com

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