



**BENCHMARK**  
COMMERCIAL REAL ESTATE



**3528 Tejon St. #140  
Denver CO 80211**

**FOR SALE  
\$625,000**



**UNIT SIZE:** 1,359 SF



**HOA:** \$443.54 (INCLUDES H2O, TRASH/RECYCLING, SNOW PLOWING, LANDSCAPING, AND EXTERIOR BLDG. MAINTENANCE)



**PROPERTY TAXES:** \$8,172 PER YEAR



**ZONING:** U-MX-3 ZONING CONDUCTIVE TO LIVE/WORK SUBJECT TO ZONING PERMIT



**FURNITURE:** HERMAN MILLER AND KNOLL FURNITURE AVAILABLE / NEGOTIABLE.



**PARKING:** 2 DEEDED PARKING SPACES + 1 VISITOR SPACE – ADDITIONAL STREET PARKING



**1st Floor Conference Area**



**1st Floor Work Stations**



**2nd Floor Work Stations**



**2nd Floor Work Stations**



**2nd Floor Conference Area**



**1st Floor Kitchen**

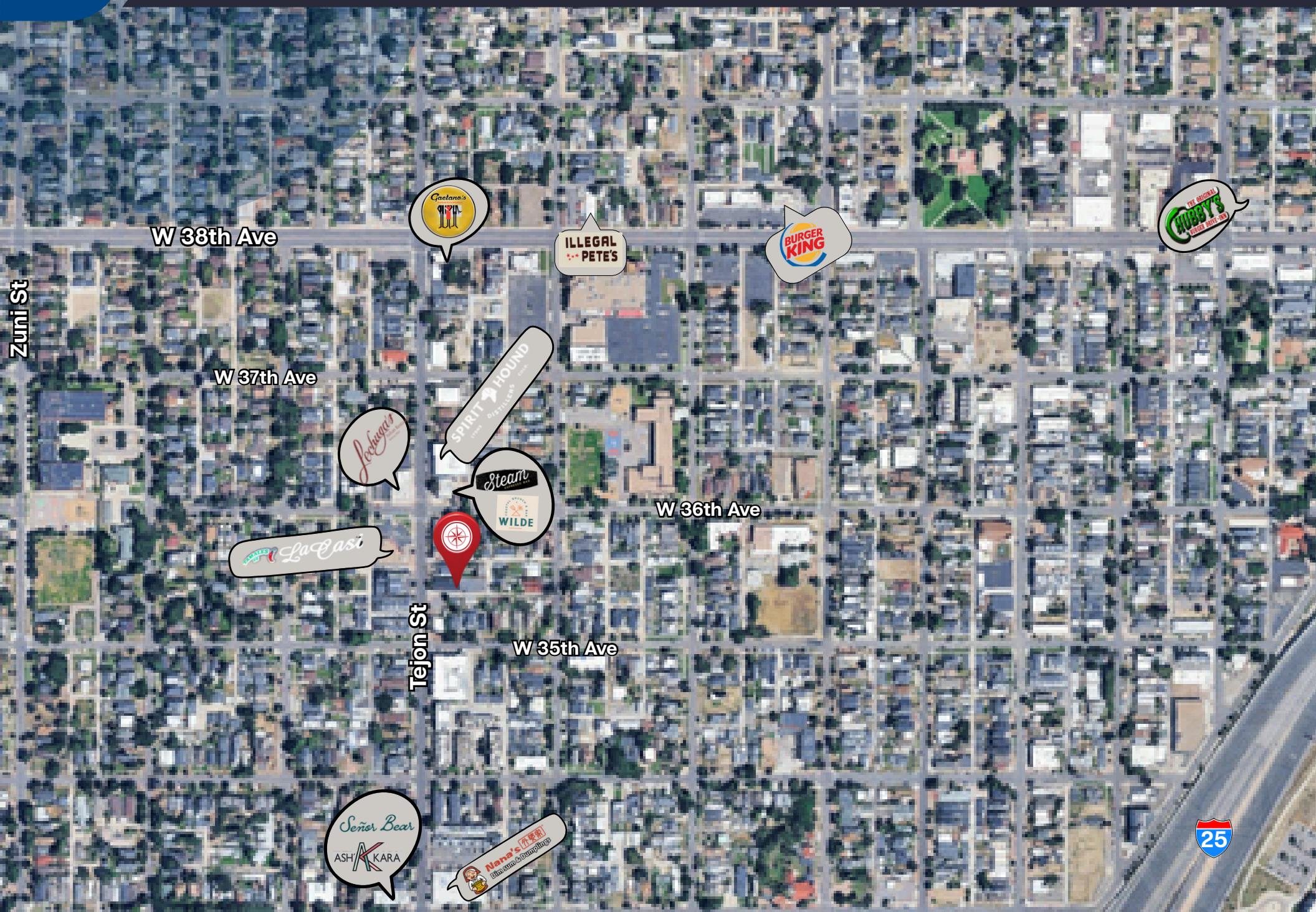


**1st Floor Conference Area**



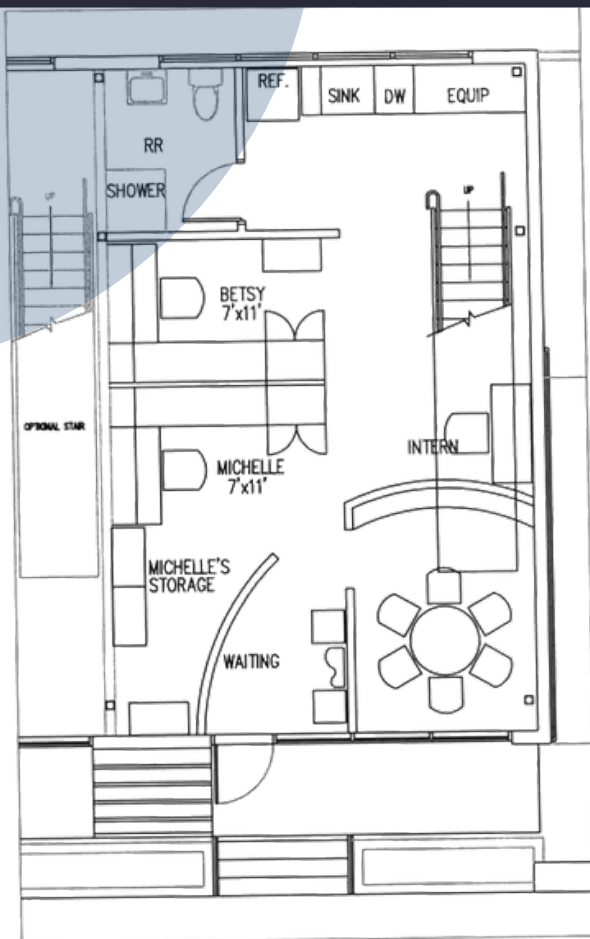


**Located in Denver's desirable Highland neighborhood, this Class A office condominium is surrounded by an active, walkable mix of restaurants, coffee shops, and neighborhood services. A latte, yoga session, or lunch is just steps away. With convenient access to I-25 and I-70, the property offers both connectivity and lifestyle appeal. A recipient of the Mayor's Design Award, the building features abundant natural light, quality finishes, and off-street parking, presenting a rare opportunity in one of Denver's most vibrant districts.**

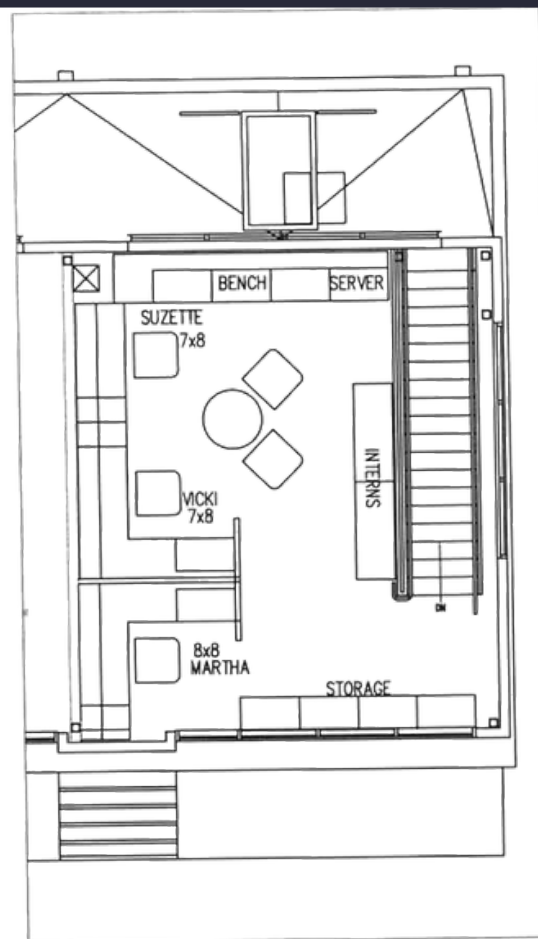




1ST FLOOR  
SCALE: 1/8" = 1'-0"



2ND FLOOR  
SCALE: 1/8" = 1'-0"



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