

## 6175 W 38th Ave

1



City/County: **Wheat Ridge / Jefferson**  
State/Zip: **CO, 80033**

Property Type: **Ofc / General**  
Bldg Size: **2,920 SF**  
Stories: **2**  
Typical Floor: **1,340 /SF**  
Year Built: **1928**  
Land Area: **0.34 Ac.**  
Parking:  
% Leased: **0%**

Available SF: **2,920 SF**  
Max Contig: - -  
Min Divisible: - -  
Lease Rate/Type: - - - -  
Operating Exp/SF: - -  
Taxes/SF: - -  
Sale Price: **\$420,000**  
Price/SF: **\$143.84 /SF**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

### Listing Notes:

Small office building fronting W. 38th Ave in Wheat Ridge. Main level - 1,570 SF; lower level - 1,350 SF. Versatile Mixed-Use zoning allows for a broad list of allowable uses from retail to office to residential. Current use is Dental but readily converts for other uses.

## Broadway Estates - 6574 S Broadway

2



City/County: **Littleton / Arapahoe**  
State/Zip: **CO, 80121**

Property Type: **Ofc / General**  
Bldg Size: **14,000 SF**  
Stories: **2**  
Typical Floor: **7,000 /SF**  
Year Built: **1982**  
Land Area: **0.67 Ac.**  
Parking:  
% Leased: **92.83%**

Available SF: **1,004 SF**  
Max Contig: **1,004**  
Min Divisible: **1,004**  
Lease Rate/Type: **\$12.50 Gross**  
Operating Exp/SF: - -  
Taxes/SF: - -  
Sale Price:  
Price/SF: - -

Leasing Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

### Listing Notes:

Class "C" office space. 1,004 SF available. Consists of 4 offices and one larger office / conference room. Located on S. Broadway between Arapahoe and Littleton Blvd.

## 830 Kipling St

3



City/County: **Lakewood / Jefferson**  
State/Zip: **CO, 80215**

Property Type: **Ofc / General**  
Bldg Size: **12,028 SF**  
Stories: **2**  
Typical Floor: **6,014 /SF**  
Year Built: **1972**  
Land Area: **0.81 Ac.**  
Parking: **18 / 1.49/1000 SF**  
% Leased: **79.22%**

Available SF: **2,500 SF**  
Max Contig: **2,500**  
Min Divisible: **2,500**  
Lease Rate/Type: **\$13.00 Gross**  
Operating Exp/SF: - -  
Taxes/SF: - -  
Sale Price:  
Price/SF: - -

Leasing Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

### Listing Notes:

Attractive Class B building located in a great Lakewood location, just north of 6th Ave, near medical complexes and easy access to major highways. Good signage and visibility. Great Exposure on Kipling St with large signage at a lighted intersection. Plenty of parking.

## 1400 Laredo St

4



City/County: **Aurora / Arapahoe**  
State/Zip: **CO, 80011**

Property Type: **Ofc / General**  
Bldg Size: **1,839 SF**  
Stories: **1**  
Typical Floor: **1,839 /SF**  
Year Built: **1976**  
Land Area: **0.33 Ac.**  
Parking:  
% Leased: **100%**

Available SF: **1,839 SF**  
Max Contig: - -  
Min Divisible: - -  
Lease Rate/Type: - - - -  
Operating Exp/SF: - -  
Taxes/SF: - -  
Sale Price: **\$255,000**  
Price/SF: **\$138.66 /SF**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

### Listing Notes:

Class C Office Building. Owner has occupied a portion and leased out the remainder on short-term leases. 4,752 SF @ \$265,000.



## Elf Building - 5285 W Louisiana Ave

5



City/County: **Lakewood / Jefferson**  
State/Zip: **CO, 80232**

Property Type: **Ofc / General**  
Bldg Size: **4,662 SF**  
Stories: **1**  
Typical Floor: **4,662 /SF**  
Year Built: **1963**  
Land Area: **0.45 Ac.**  
Parking: **16 / 3.43/1000 SF**  
% Leased: **100%**

Available SF: **4,620 SF**  
Max Contig: **--**  
Min Divisible: **--**  
Lease Rate/Type: **Negotiable MG**  
Operating Exp/SF: **--**  
Taxes/SF: **--**  
Sale Price: **\$350,000**  
Price/SF: **\$75.76 /SF**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**  
Leasing Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

### Listing Notes:

The Elf building with 4,620 SF for sale. Built in 1963. 16 surface parking spaces. Some furniture may be available. Easy access via 6th Ave or Hampden. Quarter block west of Sheridan.

## Elf Building - 5285 W Louisiana Ave

6



City/County: **Lakewood / Jefferson**  
State/Zip: **CO, 80232**

Property Type: **Ofc / General**  
Bldg Size: **4,662 SF**  
Stories: **1**  
Typical Floor: **4,662 /SF**  
Year Built: **1963**  
Land Area: **0.45 Ac.**  
Parking: **16 / 3.43/1000 SF**  
% Leased: **9%**

Available SF: **4,620 SF**  
Max Contig: **4,620**  
Min Divisible: **2,000**  
Lease Rate/Type: **Negotiable MG**  
Operating Exp/SF: **--**  
Taxes/SF: **--**  
Sale Price: **\$350,000**  
Price/SF: **\$75.76 /SF**

Leasing Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**  
Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

### Listing Notes:

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## The Overlook at Castle Rock Unit 204 - 755 Maleta Ln

7



City/County: **Castle Rock / Douglas**  
State/Zip: **CO, 80108**

Property Type: **Ofc / General**  
Bldg Size: **1,237 SF**  
Stories: **1**  
Typical Floor: **1,237 /SF**  
Year Built: **2006**  
Land Area: **--**  
Parking: **50 / 40.42/1000 SF**  
% Leased: **0%**

Available SF: **1,237 SF**  
Max Contig: **1,237**  
Min Divisible: **1,237**  
Lease Rate/Type: **\$17.50 MG**  
Operating Exp/SF: **--**  
Taxes/SF: **--**  
Sale Price: **\$305,000**  
Price/SF: **\$246.56 /SF**

Leasing Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**  
Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

### Listing Notes:

Nicely finished office space with abundant glass on 3 sides. For Sale or Lease. Easy access, 1/2 mile from I-25 and just off of Founders Parkway. Reception, 1 large office, expansive work area, kitchenette, restroom. Some furniture may be available.

## The Overlook at Castle Rock Unit 204 - 755 Maleta Ln

8



City/County: **Castle Rock / Douglas**  
State/Zip: **CO, 80108**

Property Type: **Ofc / General**  
Bldg Size: **1,237 SF**  
Stories: **1**  
Typical Floor: **1,237 /SF**  
Year Built: **2006**  
Land Area: **--**  
Parking: **50 / 40.42/1000 SF**  
% Leased: **0%**

Available SF: **1,237 SF**  
Max Contig: **--**  
Min Divisible: **--**  
Lease Rate/Type: **\$17.50 MG**  
Operating Exp/SF: **--**  
Taxes/SF: **--**  
Sale Price: **\$305,000**  
Price/SF: **\$246.56 /SF**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**  
Leasing Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

### Listing Notes:

Nicely finished office space with abundant glass on 3 sides. For Sale or Lease. Easy access, 1/2 mile from I-25 and just off of Founders Parkway. Easy access to Sky Ridge Medical & close proximity to Castle Rock Adventist Hospital, scheduled to open August 2013. Reception, 1 large office, expansive work area, kitchenette, restroom. Some furniture may be available.



## 4045 Wadsworth Blvd, #210 - 4045 Wadsworth Blvd

9



City/County: **Wheat Ridge / Jefferson**  
State/Zip: **CO, 80033**

Property Type: **Ofc / General**  
Bldg Size: **20,000 SF**  
Stories: **3**  
Typical Floor: **6,666 /SF**  
Year Built: **1961**  
Land Area: - -  
Parking:  
% Leased: **85.55%**

Available SF: **2,890 SF**  
Max Contig: **2,890**  
Min Divisible: **2,890**  
Lease Rate/Type: **\$15.00 FSG**  
Operating Exp/SF: **\$7.79**  
Taxes/SF: **\$2.07**  
Sale Price: **\$199,000**  
Price/SF: **\$68.86 /SF**

Leasing Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**  
Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

### Listing Notes:

Currently built out for medical, but readily converts to traditional office. For Sale at \$199,000 or For Lease at \$15.00/RSF FSG.

## 4045 Wadsworth Blvd, #210 - 4045 Wadsworth Blvd

10



City/County: **Wheat Ridge / Jefferson**  
State/Zip: **CO, 80033**

Property Type: **Ofc / General**  
Bldg Size: **20,000 SF**  
Stories: **3**  
Typical Floor: **6,666 /SF**  
Year Built: **1961**  
Land Area: - -  
Parking:  
% Leased: **85.55%**

Available SF: **2,890 SF**  
Max Contig: - -  
Min Divisible: - -  
Lease Rate/Type: **\$15.00 FSG**  
Operating Exp/SF: - -  
Taxes/SF: - -  
Sale Price: **\$199,000**  
Price/SF: **\$68.86 /SF**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**  
Leasing Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

### Listing Notes:

Currently built out for medical, but readily converts to traditional office. For Sale at \$199,000 or For Lease at \$15.00/RSF FSG.

