



PANORAMA COMMERCIAL GROUP

FOR LEASE

3777 QUENTIN ST.
DENVER, CO 80239
UNIT 104

OFFICE | WAREHOUSE

- AVAILABLE:
IMMEDIATELY
- APPROX. 3,200 SF
- MONTHLY RENT:
\$3,700 + UTILITIES
(LANDLORD PAYS FOR WATER + SEWER)
- DRIVE-IN DOORS: (ONE)
12'x12' - CLEAR HEIGHT 21'
- POWER: 3-PHASE (TO BE
ELECTRICIAN VERIFIED)
- ZONING I-B-UO-2
- PARTIAL SECOND FLOOR



CLAIRE HERTEL COMMERCIAL AGENT

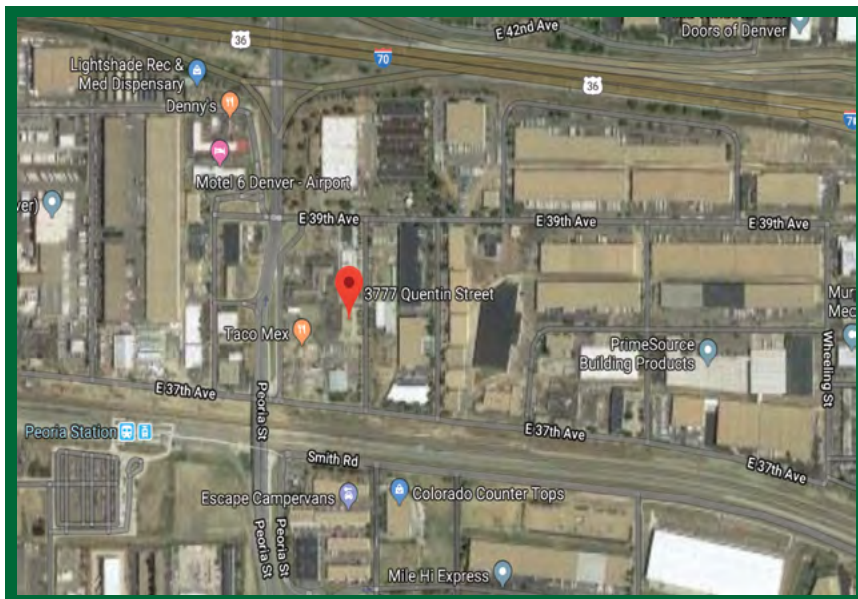
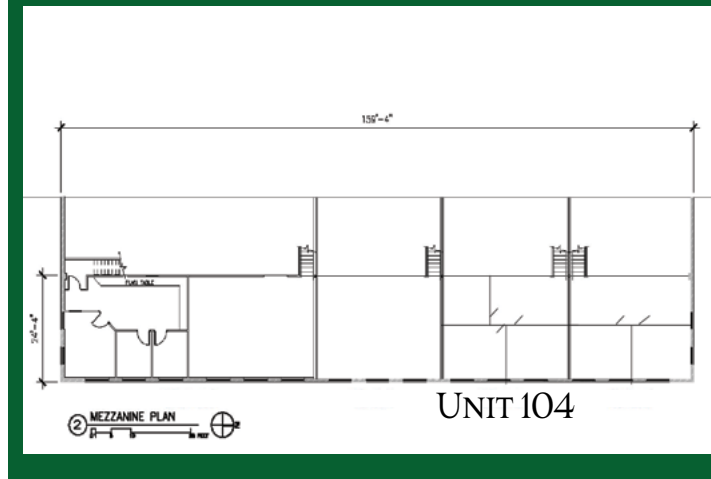
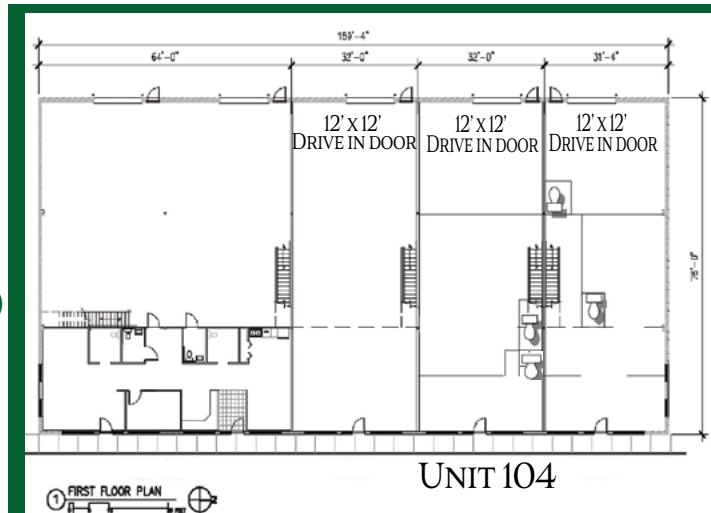
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OFFICE/WAREHOUSE

- LANDLORD MAINTAINS WAREHOUSE FIXTURES & LANDSCAPING
- LED LIGHTS ON WAREHOUSE FIXTURES
- RIGHT OFF OF PEORIA & I-70
- WINDOW SIGNAGE AND MONUMENT SIGNAGE AVAILABLE
- DIRECT ACCESS TO LIGHT RAIL (PEORIA STATION)
- OFFICE/SHOWROOM/RETAIL USES (NO AUTO OR MARIJUANA)
- TWO ADA RESTROOMS & PRIVATE KITCHENETTE
- MANY NEARBY AMENITIES



CLAIRE HERTEL
COMMERCIAL AGENT
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