

3410 SOUTH GALENA STREET



**NEW
OWNERSHIP**

3410 South Galena Street, Denver, CO 80231

CORPORATE OFFICES FOR SALE OR LEASE

YOC: 1982

Total Building Size: 71,298 RSF

Typical Floorplate: 26,000 SF

Total Available: 67,858 SF

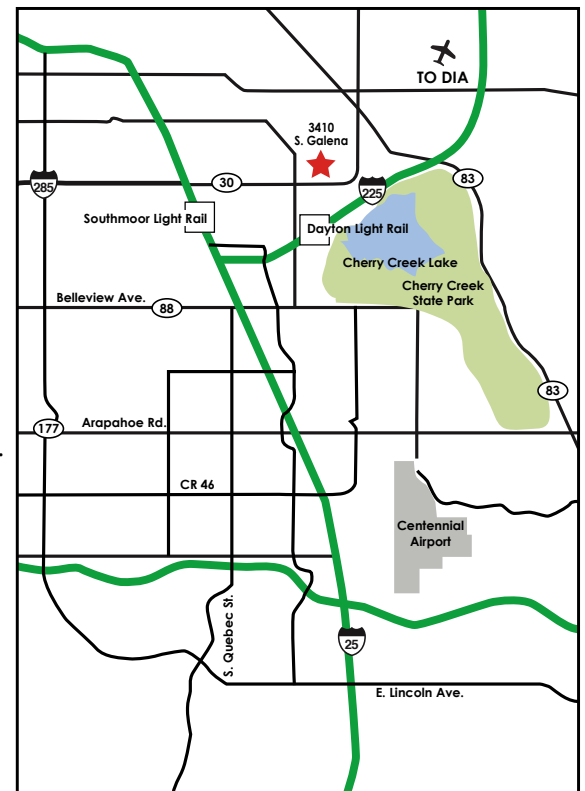
Floors: Three (3)

Elevators: Two (2)

Parking: 5.0 : 1,000 (some covered)

Lease Rates: starting at \$12.00

- 2 miles from the Dayton Light Rail Station, 4 miles from the Southmoor light rail station and access to major RTD bus routes along Hampden and Yosemite.
- Newly renovated Tiffany Plaza is only minutes away, offering numerous dining options and plentiful retail amenities.
- Close proximity to the 27-hole Kennedy Golf Course, Cherry Creek Reservoir and bike paths, and numerous health clubs.
- DTC, just minutes south via Yosemite, offers many upscale dining and retail amenities.
- Fully functional break room
- Remodeled common areas



WWW.LPCDENVER.COM

for more information:

MARK HOMLISH mhomlish@lpc.com

Property leased by:

**LINCOLN
PROPERTY
COMPANY**

2000 South Colorado Blvd., Suite 3700 Denver, CO 80222 | 303.893.1886 main | 303.893.4055 fax

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**MOST
AGGRESSIVE
RATES IN
DENVER**

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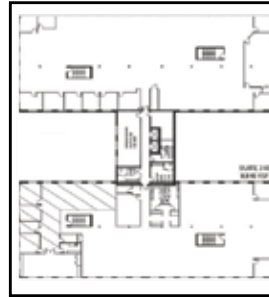
First Floor:
23,404 RSF



2nd Floor:
17,904 RSF



3rd Floor:
21,550 RSF



**FOR SALE
OR LEASE**

OWNER - CARRY!

AVAILABILITY:

- | | | |
|------------|---------------------|---|
| 100 | 11,702 - 23,404 RSF | Suite 100N/S is an outstanding full-floor opportunity available with entryway exposure. This suite features open space, private offices, work rooms, break rooms & storage space. A raised floor computer/server room is also available in the north suite. |
| 200 | 11,700 RSF | Features 27 perimeter offices, 7 interior offices, open areas, conference room and server room |
| 260 | 6,202 RSF | 8 perimeter offices, storage and open area |
| 310 | 8,848 RSF | Some perimeter offices, mostly open plan |
| 320 | 12,247 RSF | Some perimeter offices, mostly open plan |

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