

# 2480 South Downing Street

Denver, Colorado 80210



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## Medical Office Space Now Available

### PROPERTY OVERVIEW

|                   |                       |
|-------------------|-----------------------|
| Building          | 2480 S Downing St     |
| Asking Lease Rate | \$16.95 psf NNN       |
| Available Space   | 1,833 sf              |
| Building Use      | Medical Offices       |
| Elevators         | Recently upgraded     |
| Renovated         | 2017/2018             |
| Parking           | On-site; Reconfigured |
| Zoning            | E-MX-2A               |
| City/County       | Denver/Denver         |

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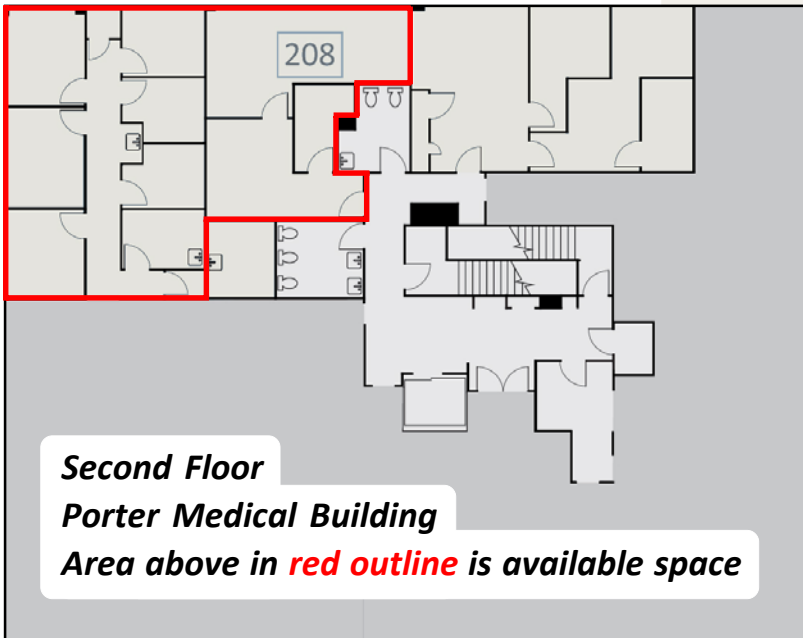
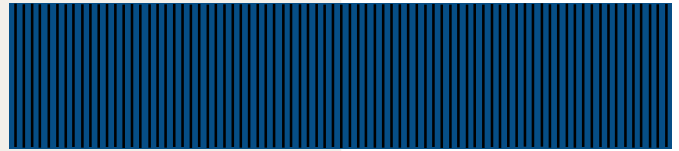
The Porter Medical Building at **2480 S. Downing Street** located less than a quarter of a block across the street just north from Porter Adventist Hospital in Denver, Colorado has available medical office space for lease. Recent extensive renovation partially involved a more stylized common area, improved building systems including updated electrical, and a parking lot reconfiguration.



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## PROPERTY HIGHLIGHTS

- ▶ Contemporary Architectural Styling
- ▶ Less than 1/4 block north of Porter Adventist Hospital
- ▶ Only 1.7 miles to Swedish Medical Center
- ▶ Recent Extensive Building Renovation
- ▶ Upgraded building entrance
- ▶ New interior and exterior signage
- ▶ New common area finishes
- ▶ Elevator modernizations
- ▶ Newly installed HVAC system
- ▶ Energy-reduction LED lighting Installed
- ▶ Modified Parking Configurations
- ▶ Competitive lease rates

Please call for further information

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