

# 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	\$18.00 psf NNN
Available Space	824 sf
Building Use	Medical/General
Elevators	Recently upgraded
Renovated	2017/2018
Parking	On-site; Reconfigured
Zoning	E-MX-2A
City/County	Denver/Denver

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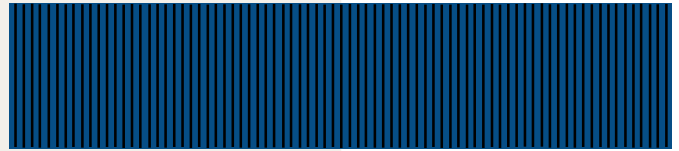
The Porter Medical Building at **2480 S. Downing Street** located less than a quarter of a block across the street just north from Porter Adventist Hospital in Denver, Colorado has available medical office space for lease. Recent extensive renovation partially involved a more stylized common area, improved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