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## OFFICE & OFFICE/WAREHOUSE SPACE FOR LEASE

**WASHINGTON GARDENS CENTER**  
**800-850 EAST 73RD AVENUE**  
**DENVER, COLORADO 80229**

Ideal office and office/warehouse space at Washington Gardens Center. Located in prime north-central Denver, this property grants exceptional visibility and access to major Denver Metro areas. Enjoy air-conditioned office space, ample parking, and essential features like 16-foot clear height, 3-phase electrical, and drive-in loading doors.

[Call us for more information and to set up a tour.](#)

## TERMS

Unit 800-1 (2nd Floor Office):

1,190 SF | \$1,500/Month Gross

Unit 800-8 (Office/Warehouse):

2,520 SF | \$3,200/Month Gross

Available:

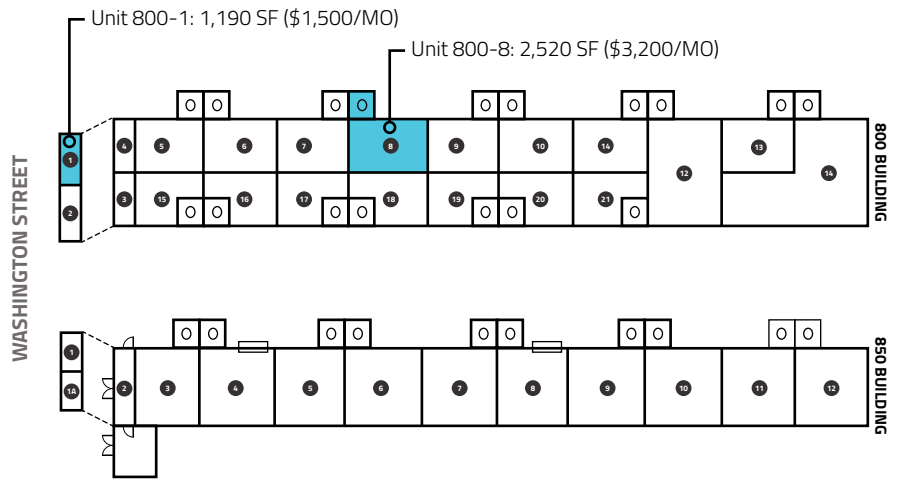
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## PROPERTY FEATURES

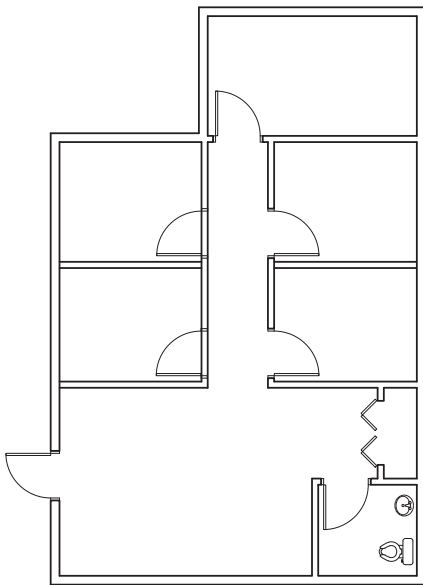
- Prime north central location
- Excellent highway access and highway visibility
- Air-conditioned office spaces
- Ample, convenient parking
- Located at the southeast corner of Washington Street & 73rd Avenue
- Ample, convenient parking
- Located at the southeast corner of Washington Street & 73rd Avenue

### OFFICE/WAREHOUSE SPACE | UNIT 800-8

- 16' clear height
- 3-phase electrical
- Drive-in loading doors



### UNIT 800 - 1 (2ND FLOOR OFFICE) FLOOR PLAN



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.