

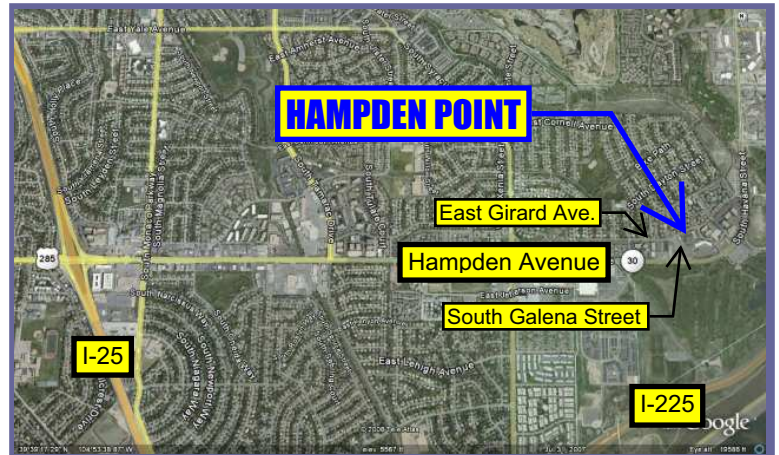
HAMPDEN POINT OFFICE BLDG

3443 South Galena Street, Denver, CO 80231



OFFICE SPACE FOR LEASE

- ☒ Highly competitive full service lease rates.
- ☒ Best quality construction in its submarket.
- ☒ Generous tenant improvements and incentives.
- ☒ Southeast location with regional access via the interchanges of Yosemite and Parker Road with I-225 and Hampden Avenue with I-25.
- ☒ Quality interior finishes.
- ☒ Upgraded air conditioning capacity.
- ☒ Tenant-controlled HVAC.
- ☒ Strong local ownership by Swalm Investment Co.
- ☒ Responsive on-site property management by Crestmoor Management Company.
- ☒ Ample free surface parking available.
- ☒ After-hours card key access.
- ☒ RTD bus stop adjacent to Building.
- ☒ High speed broadband access.
- ☒ Multiple phone provider choices.
- ☒ Adjacent to Kennedy Golf Course and in close proximity to the Denver Tech Center; the numerous restaurants, hotels, retail and entertainment facilities along the Hampden corridor; RTD light rail station, and to a large base of varied residential neighborhoods.



COMMERCIAL REALTY LLC

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