

# 2955 INCA STREET

2955 Inca Street, Unit B  
Denver, CO 80202



TRANSWESTERN

REAL ESTATE  
SERVICES

**CLASS A OFFICE/MIXED-USE CONDO  
FOR LEASE OR SALE**

**RESIDENTIAL MIXED-USE FOR SALE**

## AVAILABILITIES

### Unit B

1,624 SF

Possession: Immediate

### Rent

\$36.00/SF FS

### Parking

2 Covered Spaces

### Term

3 - 5 Years — Flexible

### Zoning

R-MX-30

### Comments

- Prime downtown location in the Platte River submarket
- Street facing with great visibility on Inca Street
- Easy access to I-25 via 20th Street
- Close to everything that downtown has to offer including being less than a mile from Coors Field, Union Station, and more



## LEASING INFORMATION

### Alex

Brasel

303.407.1458

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### Kevin

McKinnon

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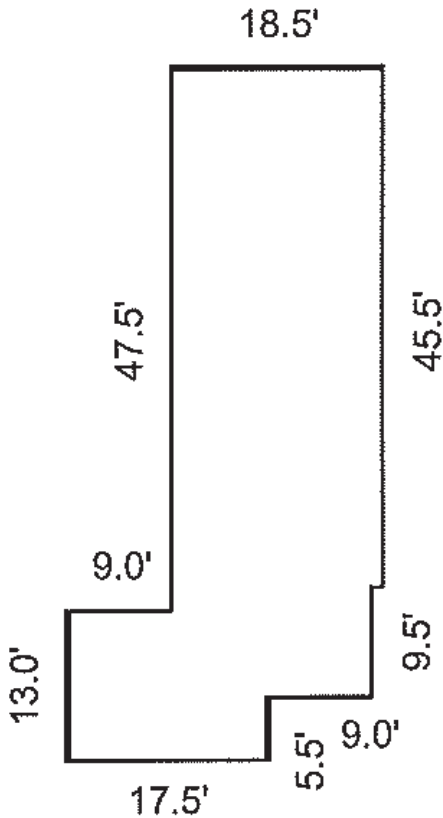
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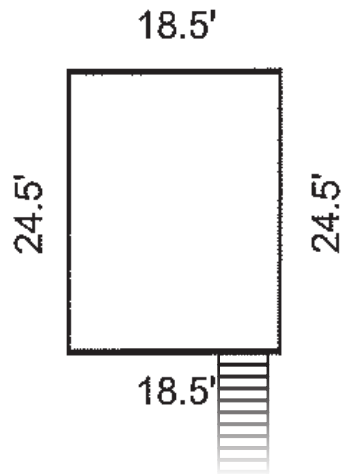
UNIT B

1,624 SF

## FIRST FLOOR



## SECOND FLOOR



### Comments

- First floor includes 1,171 SF and the loft is 453 SF
- Private bathroom on both floors

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