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# 2540 Kensington Rd NW

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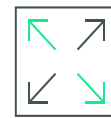
# 2540 Kensington Rd NW

## Property Information

<b>Year Built</b>	1970/2012
<b>Zoning</b>	C-COR2
<b>Available Area</b>	Lower Level: 6,083 SF Main Floor: 5,951 SF Second Floor: 7,040 SF <u>Third Floor: 6,984 SF</u> Total: 26,058 SF
<b>Date Available</b>	Immediately
<b>Operating Costs</b>	\$5.74 PSF
<b>Parking Ratio</b>	40 Available Surface Stalls (1:650 SF)
<b>Parking Rate</b>	\$100/Month/Stall
<b>Building and HVAC Hours</b>	24/7



Move-in ready space



Amazing central NW location with easy access to downtown



Near Bow River Pathway



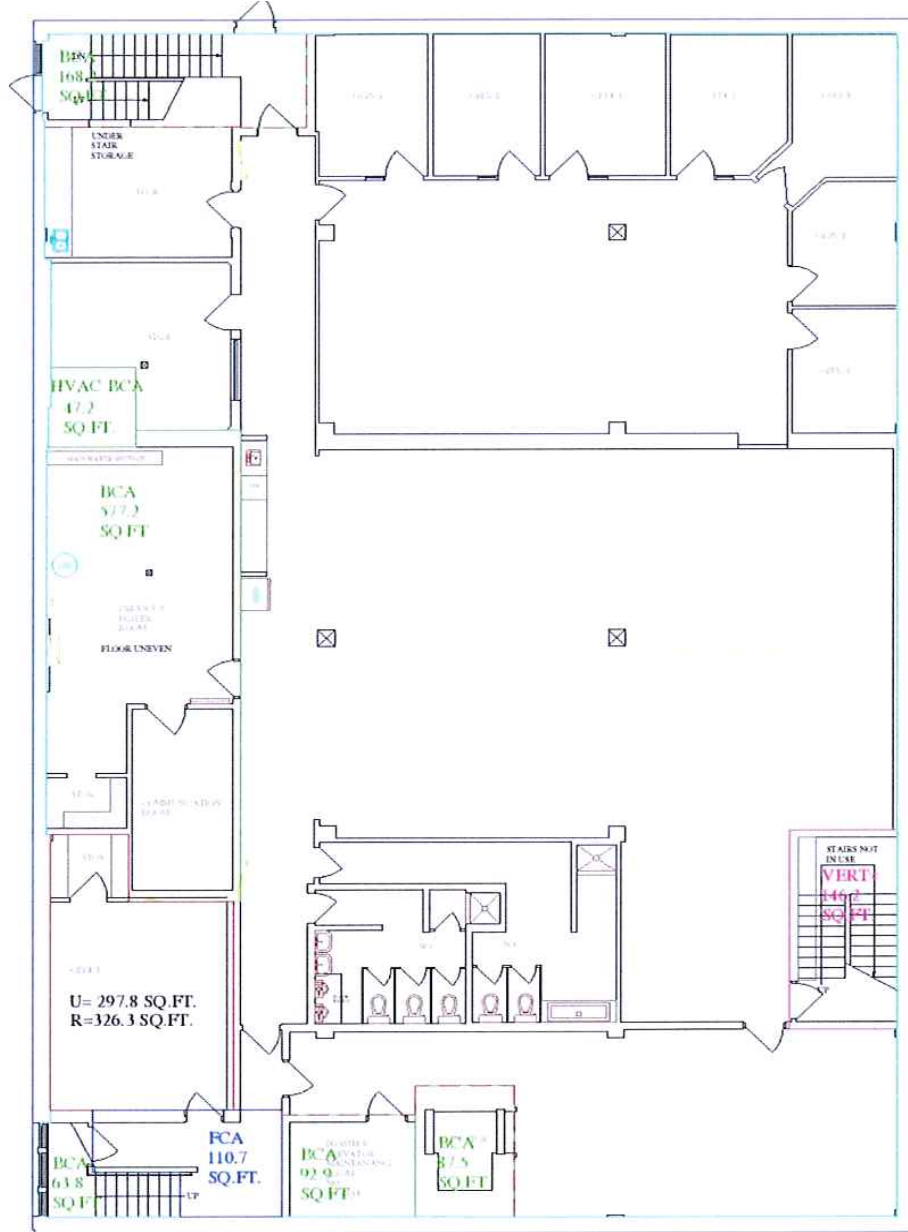
Stand alone building with name branding opportunity



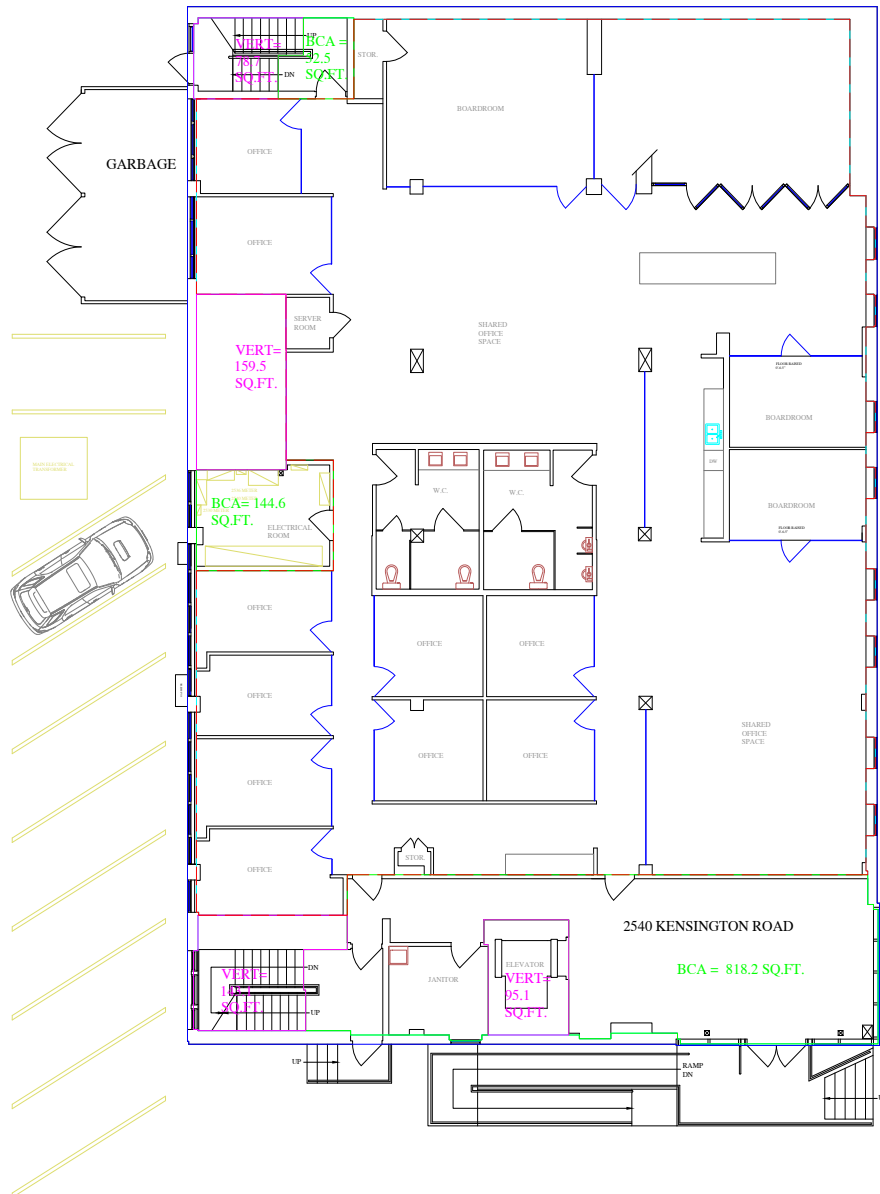
Blocks away from the heart of Kensington



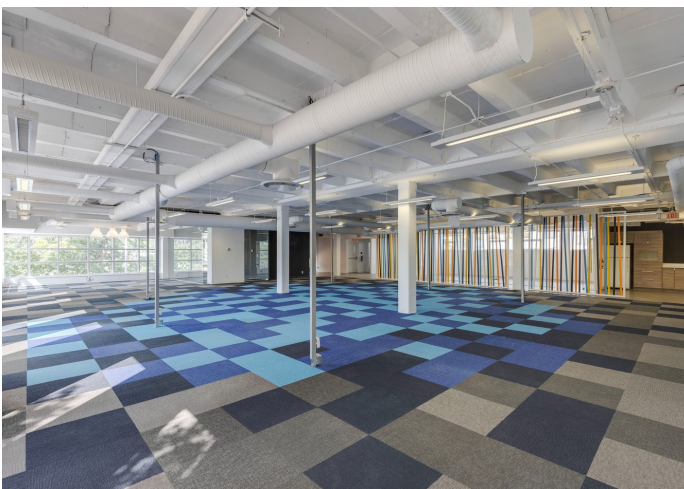
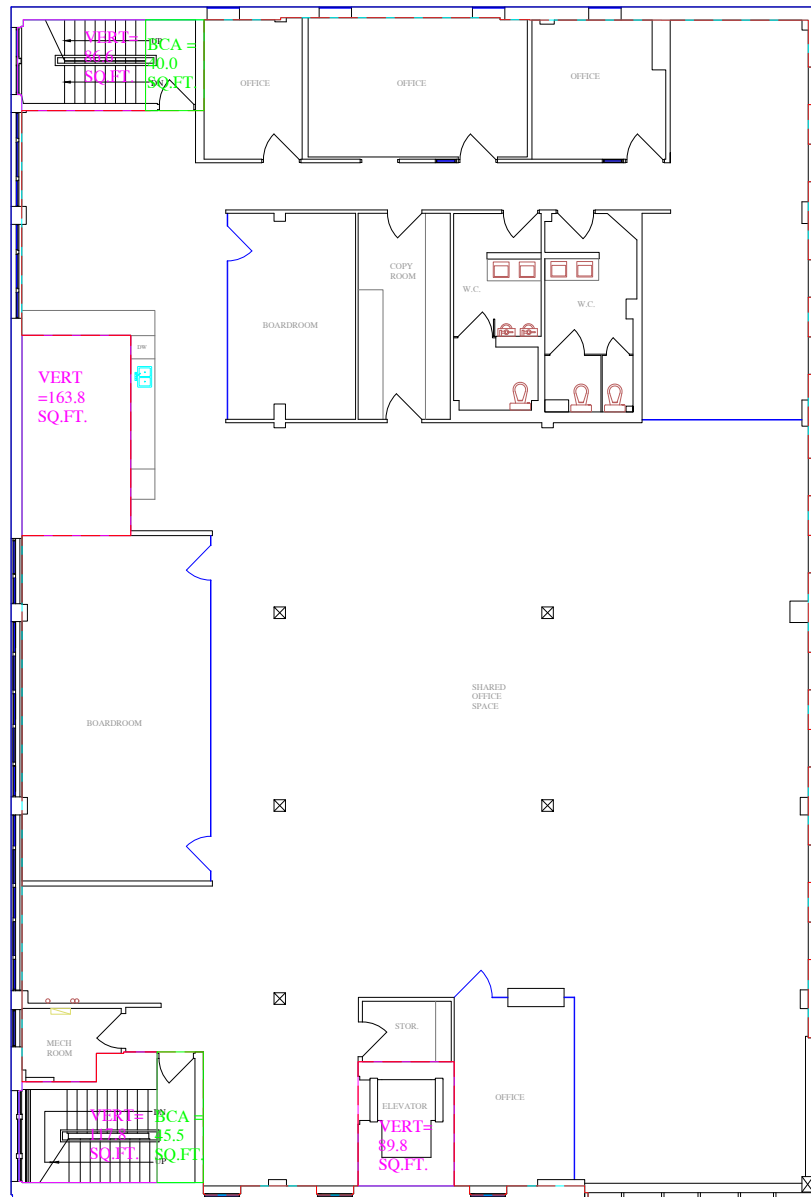
# Lower Level: 6,083 SF



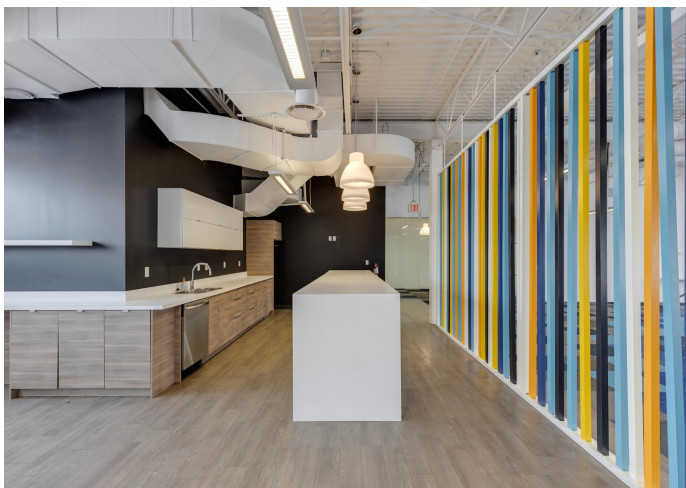
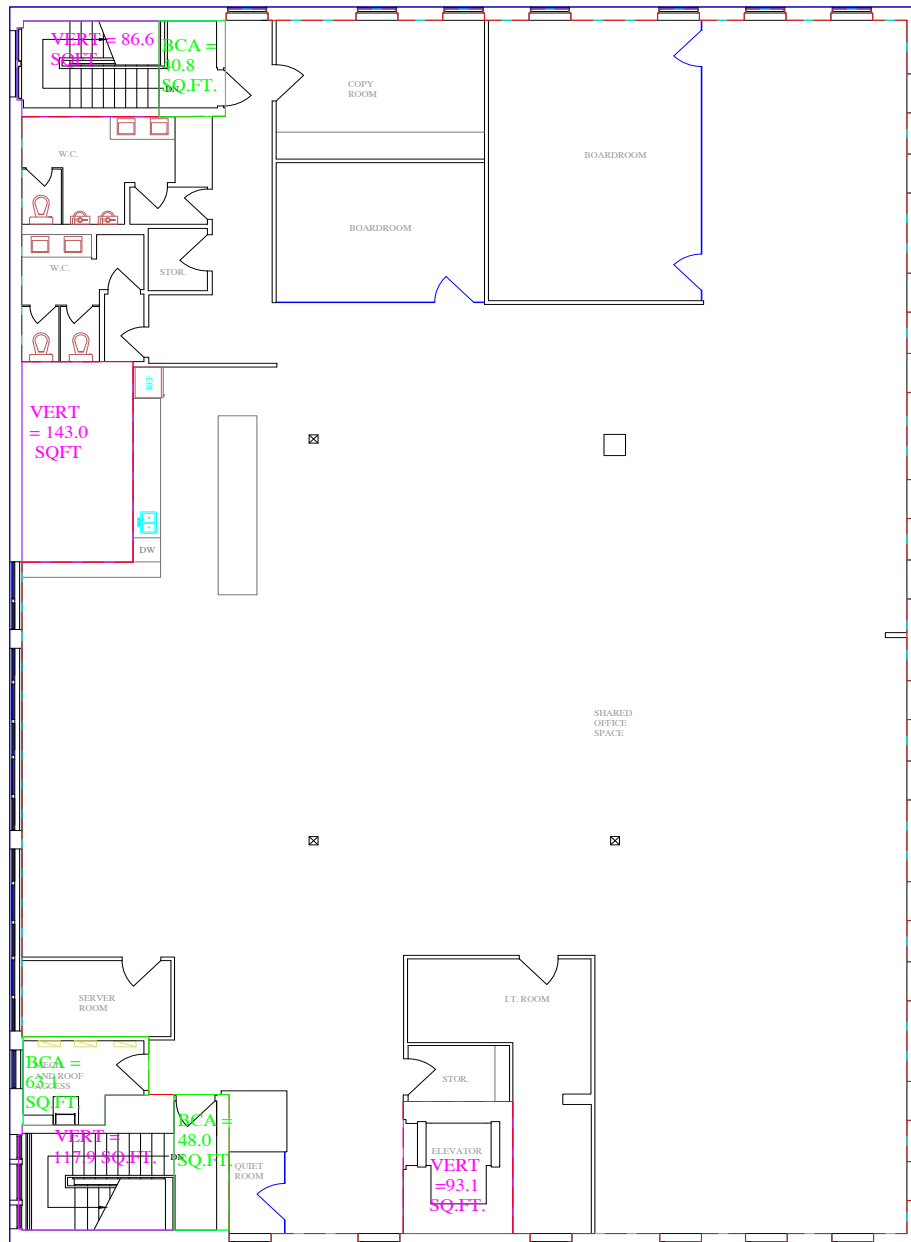
# Main Floor: 5,951 SF



# Second Floor: 7,040 SF



# Third Floor: 6,984 SF



# Location





## Contact Us

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