



Property

Highly visible 6-story office building with easy access to Hwy 36, I-25, Hwy 76 and I-70.

- Excellent views
- Close to restaurants
- Close to bus services
- 15 minutes to downtown Denver

Building Information

Building Size: 63,821 SF
Zoning: Office
County: Adams
YOC: 1974, Renovated in 2014
Lease Type: NNN
Estimated NNN Rate: \$12.11/SF

Unit	SF Available	Rent/SF	Total Rent/Month (includes NNN)
300	2,559	\$12.00 + NNN	\$5,141.46
309	1,418	\$12.00 + NNN	\$2,849.00
350	1,286	\$12.00 + NNN	\$2,583.79
600	2,830	\$14.00 + NNN	\$6,157.61

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

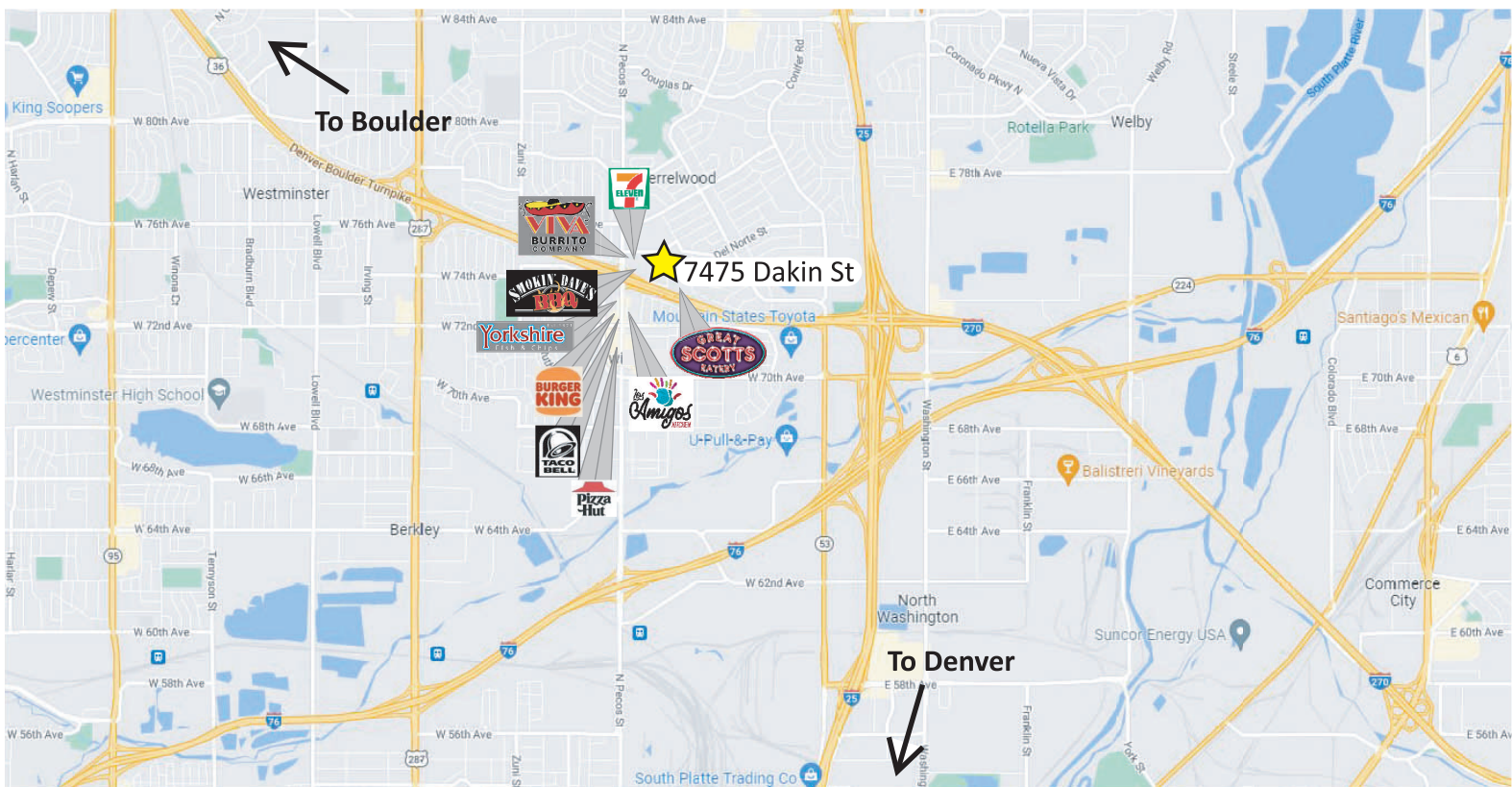
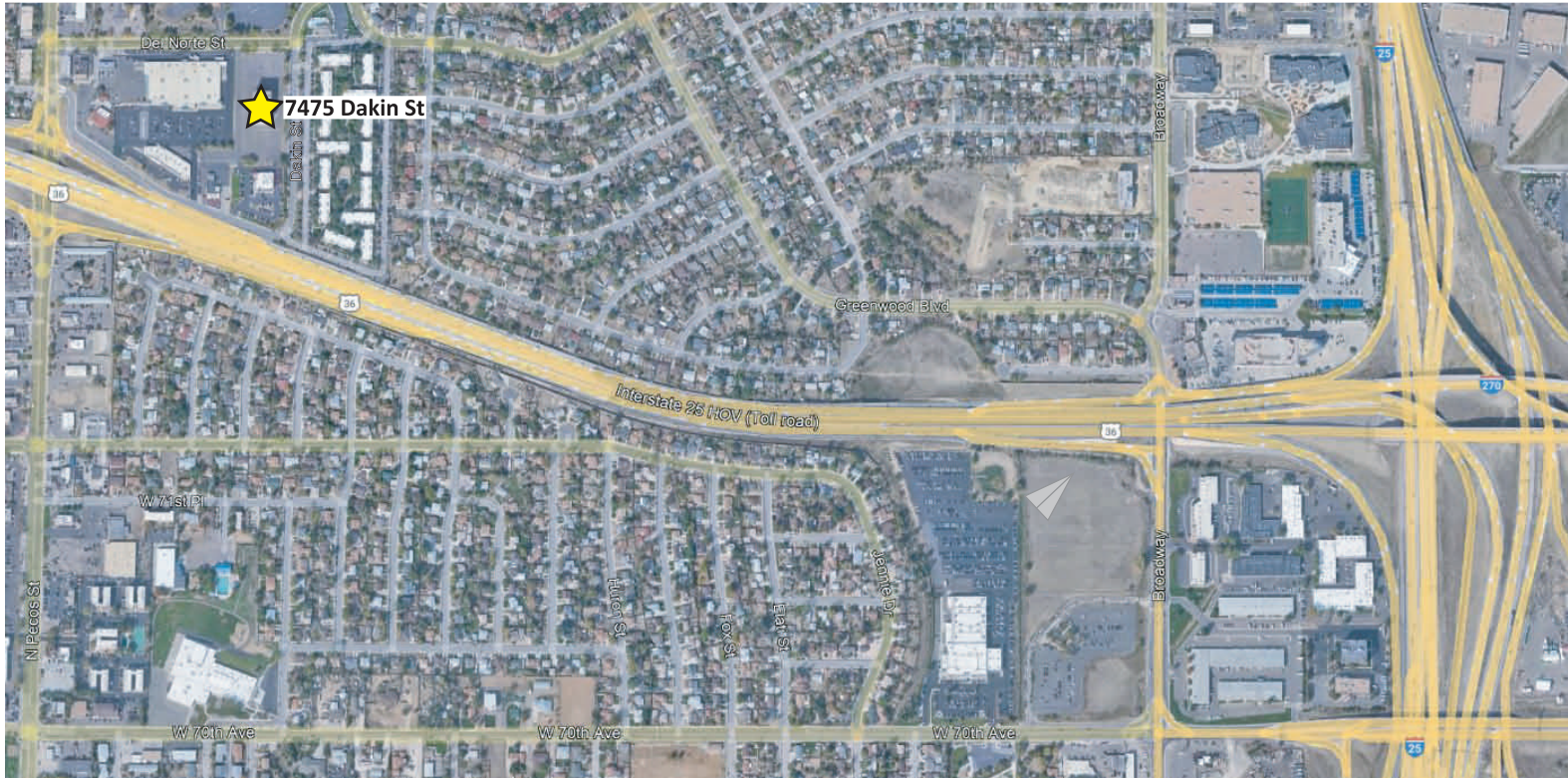
Listed By: **Rebecca B. Martin**

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1120 N Lincoln St Ste 710, Denver, CO 80203

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7475 Dakin St Denver, CO 80221



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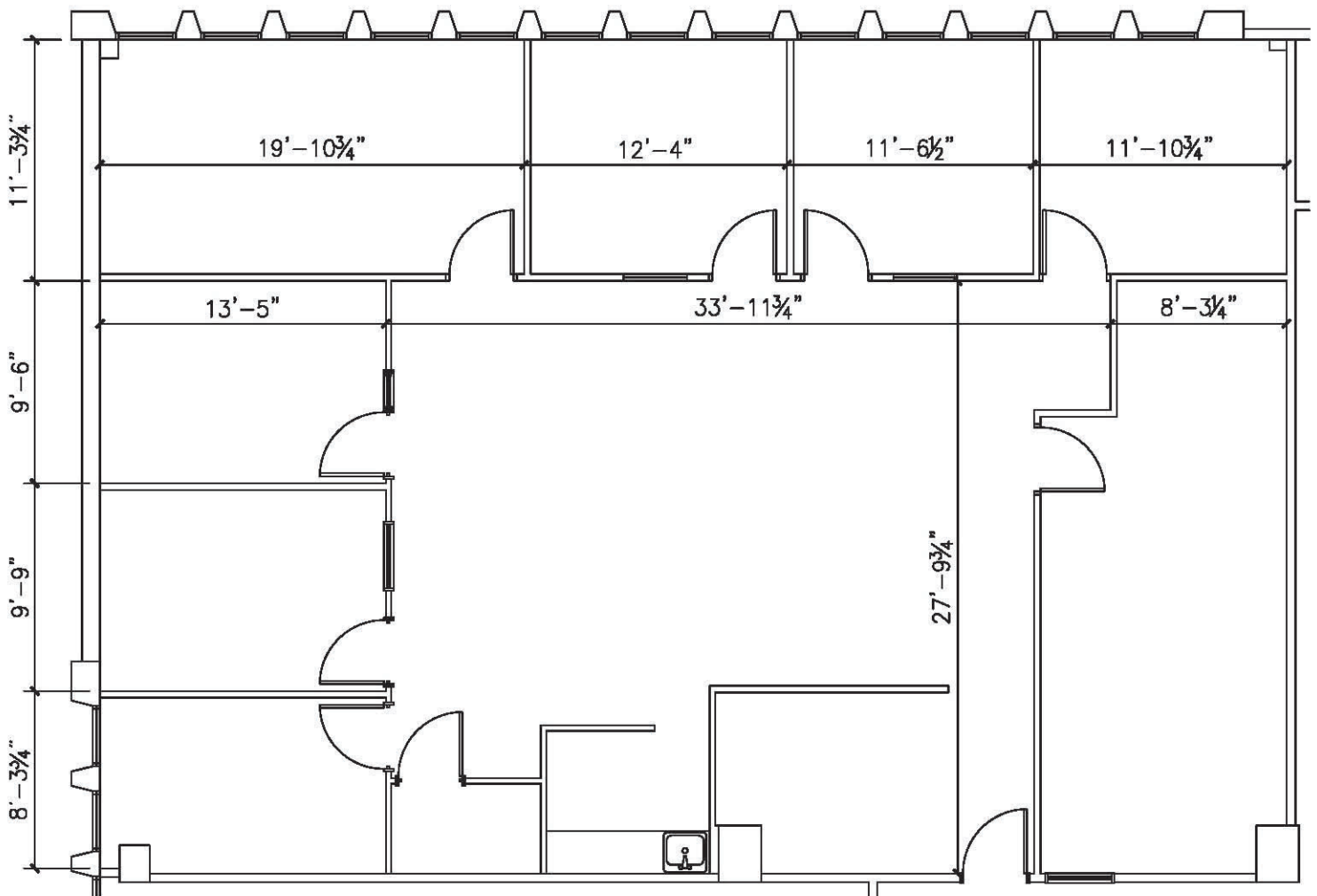
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Suite 300 | 2,559 SF



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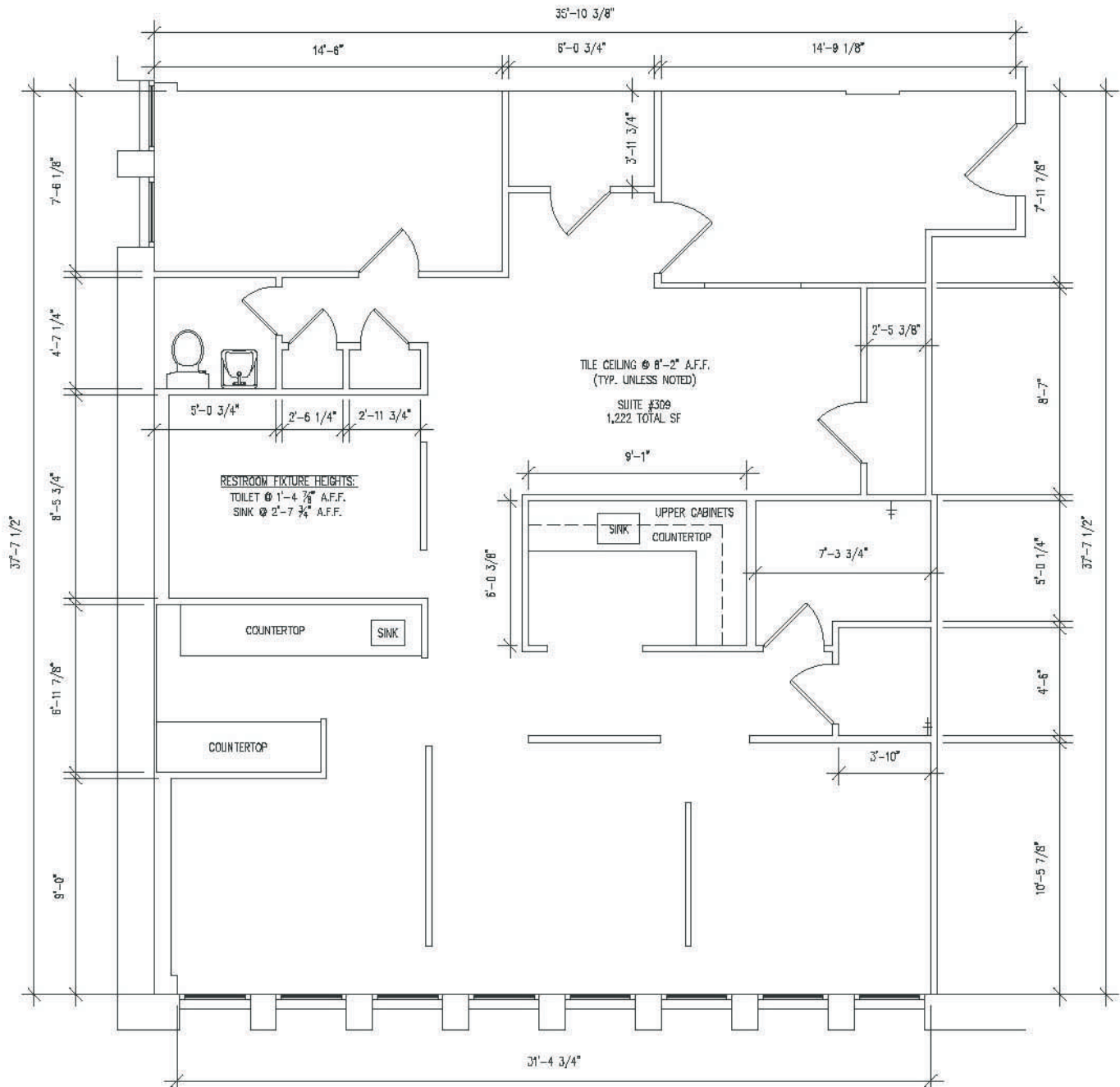
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Suite 309 | 1,418 SF



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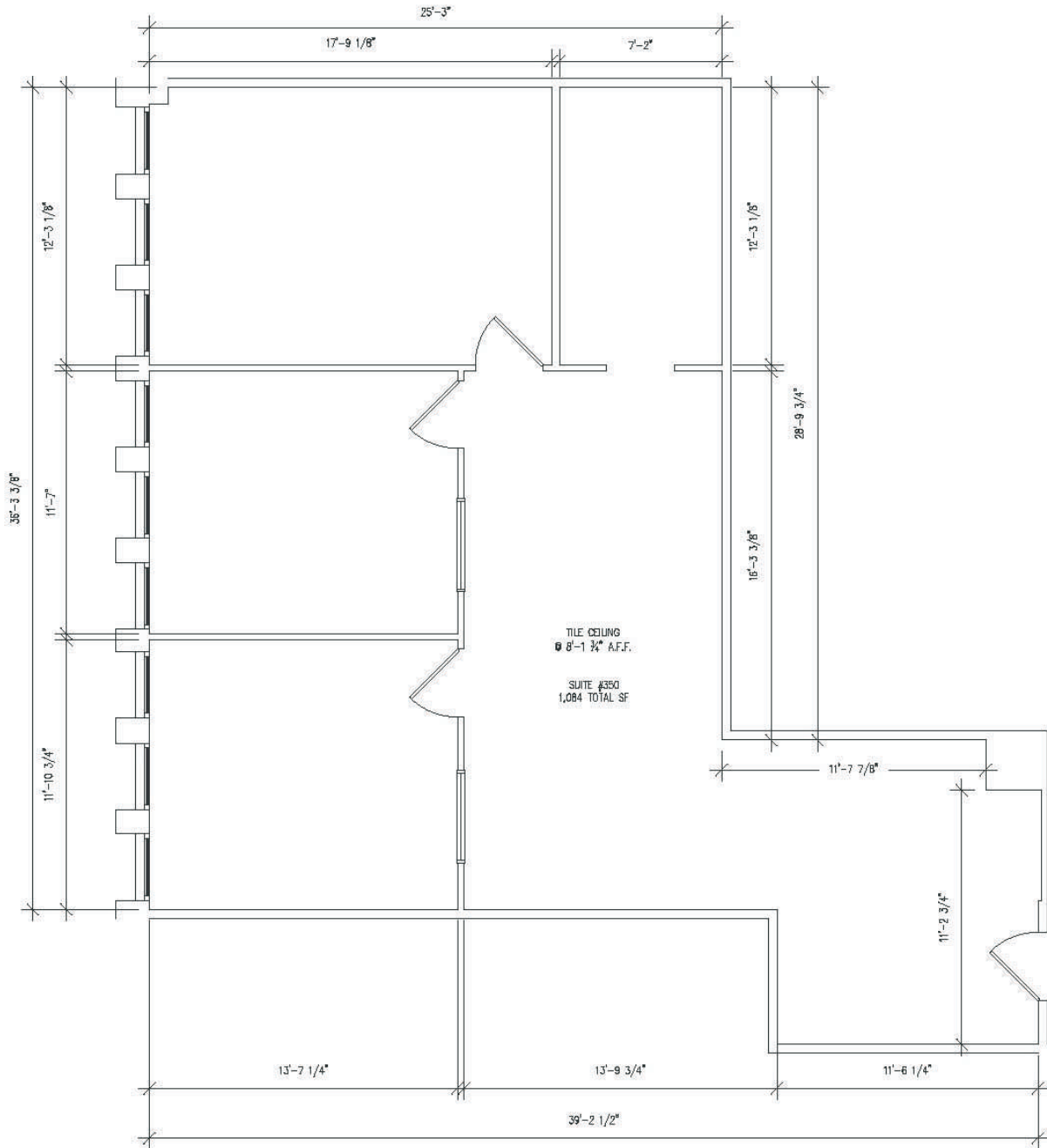
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Suite 350 | 1,286 SF



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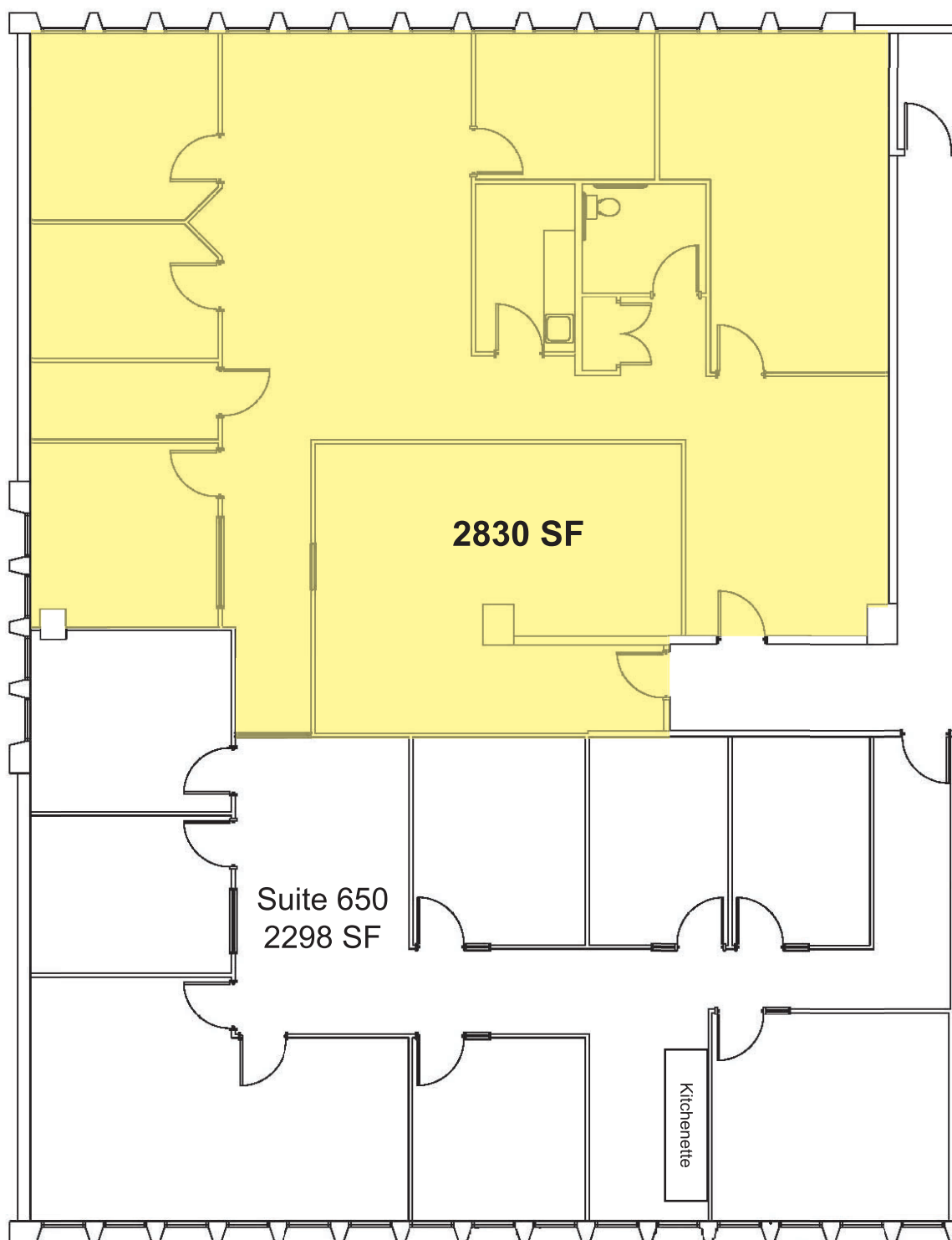
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P: 303-455-0600 | F: 303-455-1255 | www.rbmdenver.com

Suite 600 | 2,830 SF



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