



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: \$12.30/SF

Unit	SF Available	Rent/SF	Total Rent/Month (includes NNN)
309	1,418	\$12.00 + NNN	\$2,871.45
350	1,286	\$12.00 + NNN	\$2,604.15
600	2,830	\$14.00 + NNN	\$6,202.42

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.

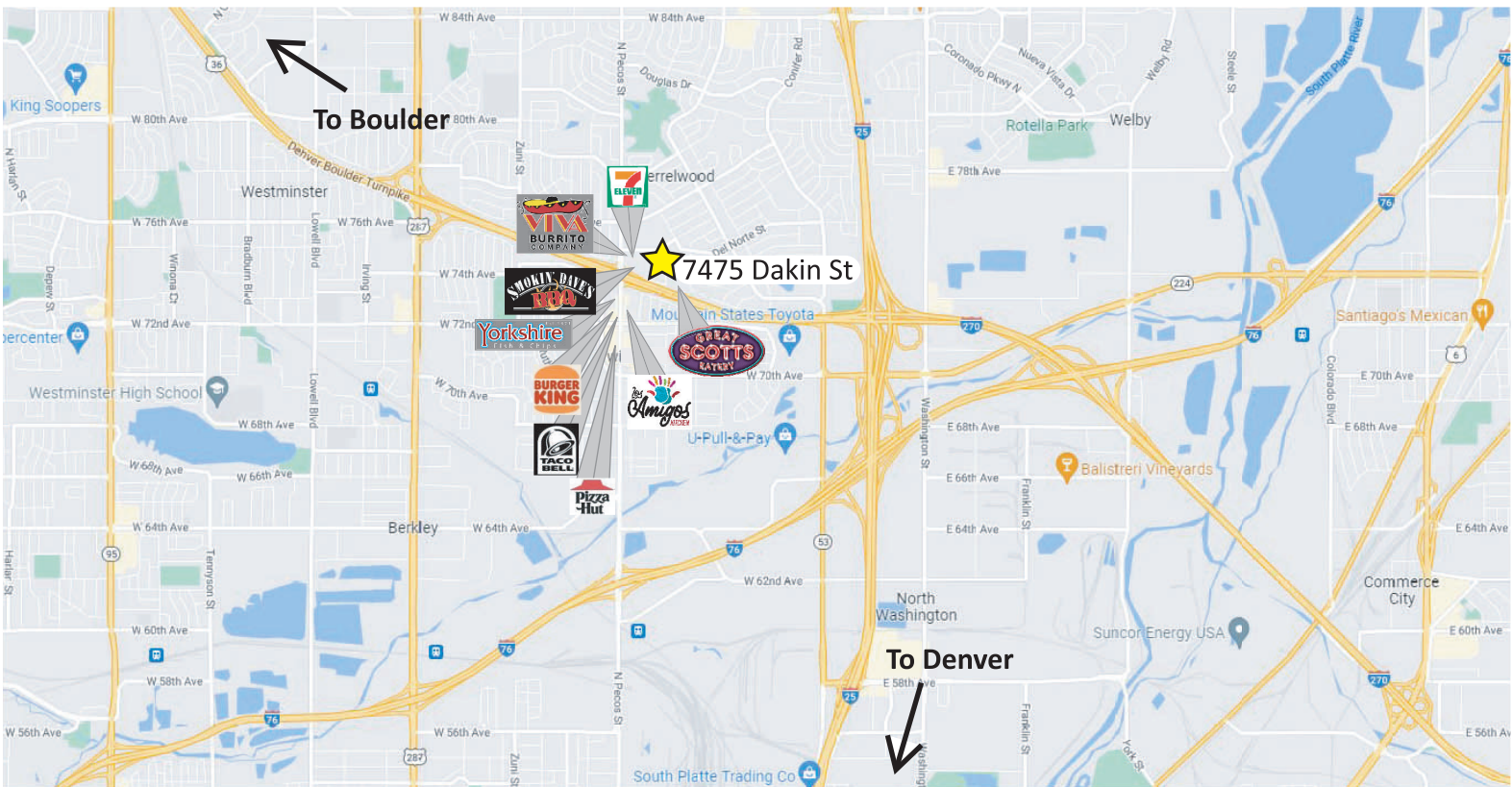
Listed By: **Rebecca B. Martin**

303-455-0600 ext 1 | 303-638-4249 cell | rmartin@rbmdenver.com

1120 N Lincoln St Ste 710, Denver, CO 80203

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

7475 Dakin St Denver, CO 80221



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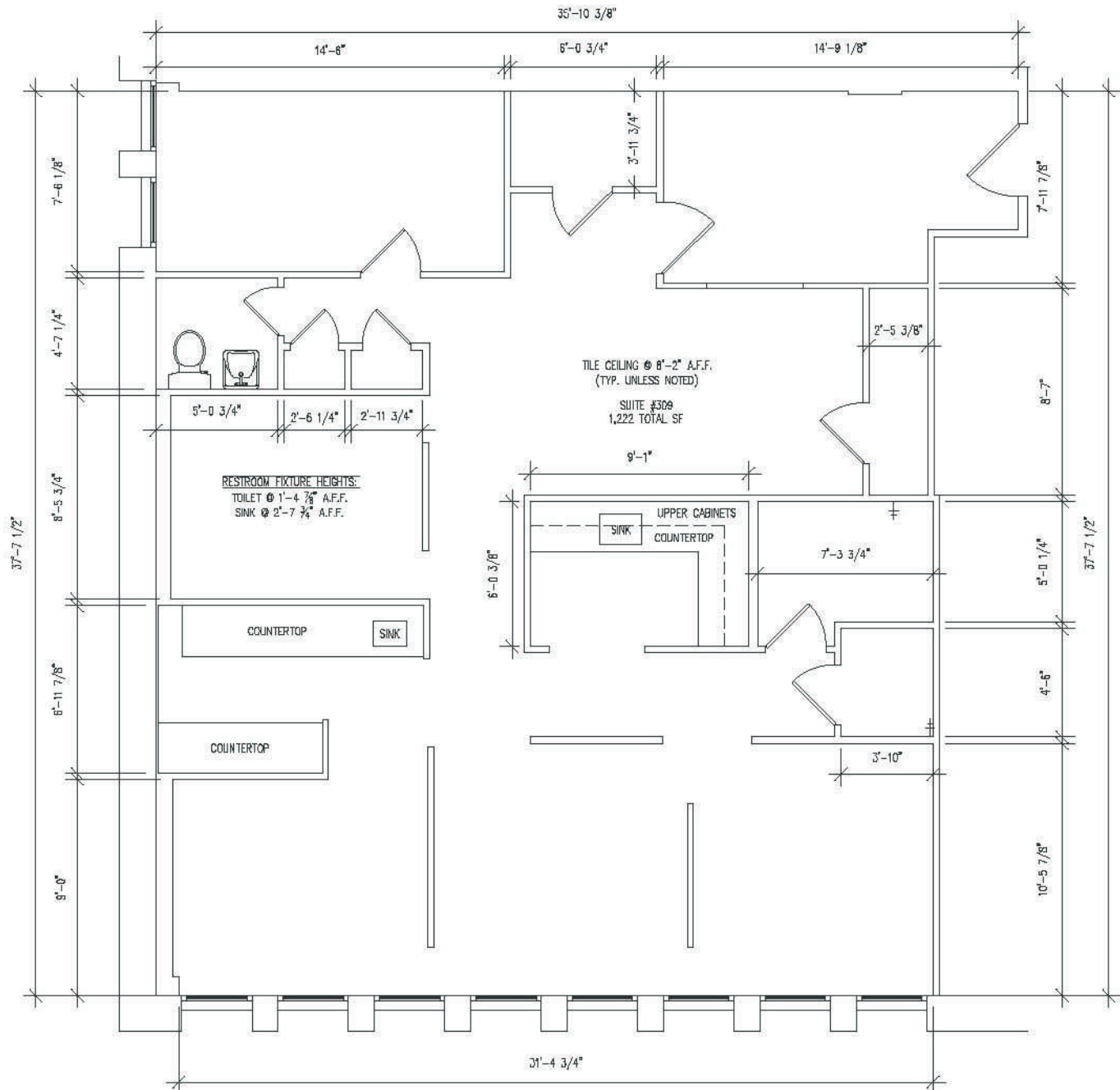
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Suite 309 | 1,418 SF



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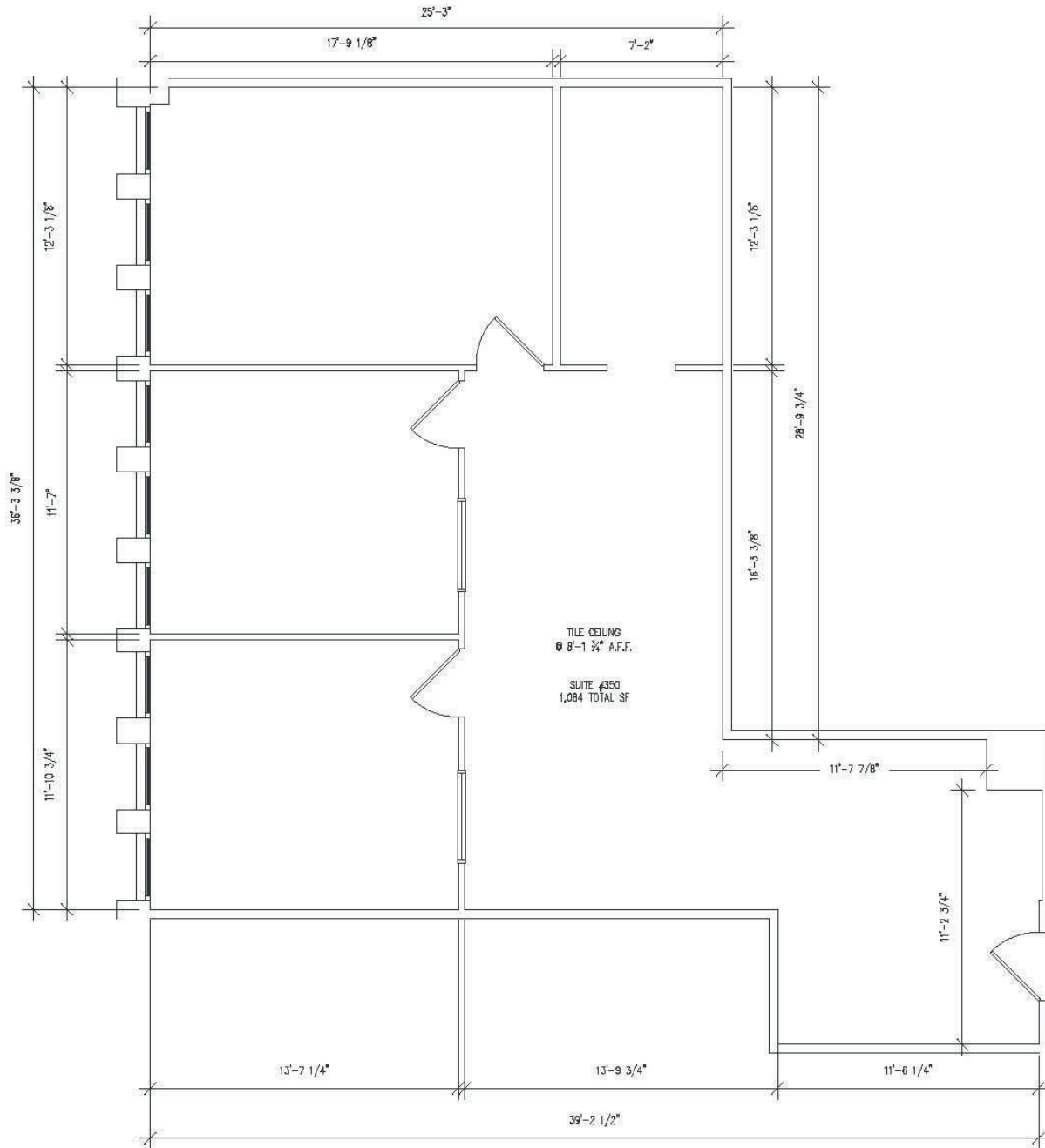
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Suite 350 | 1,286 SF



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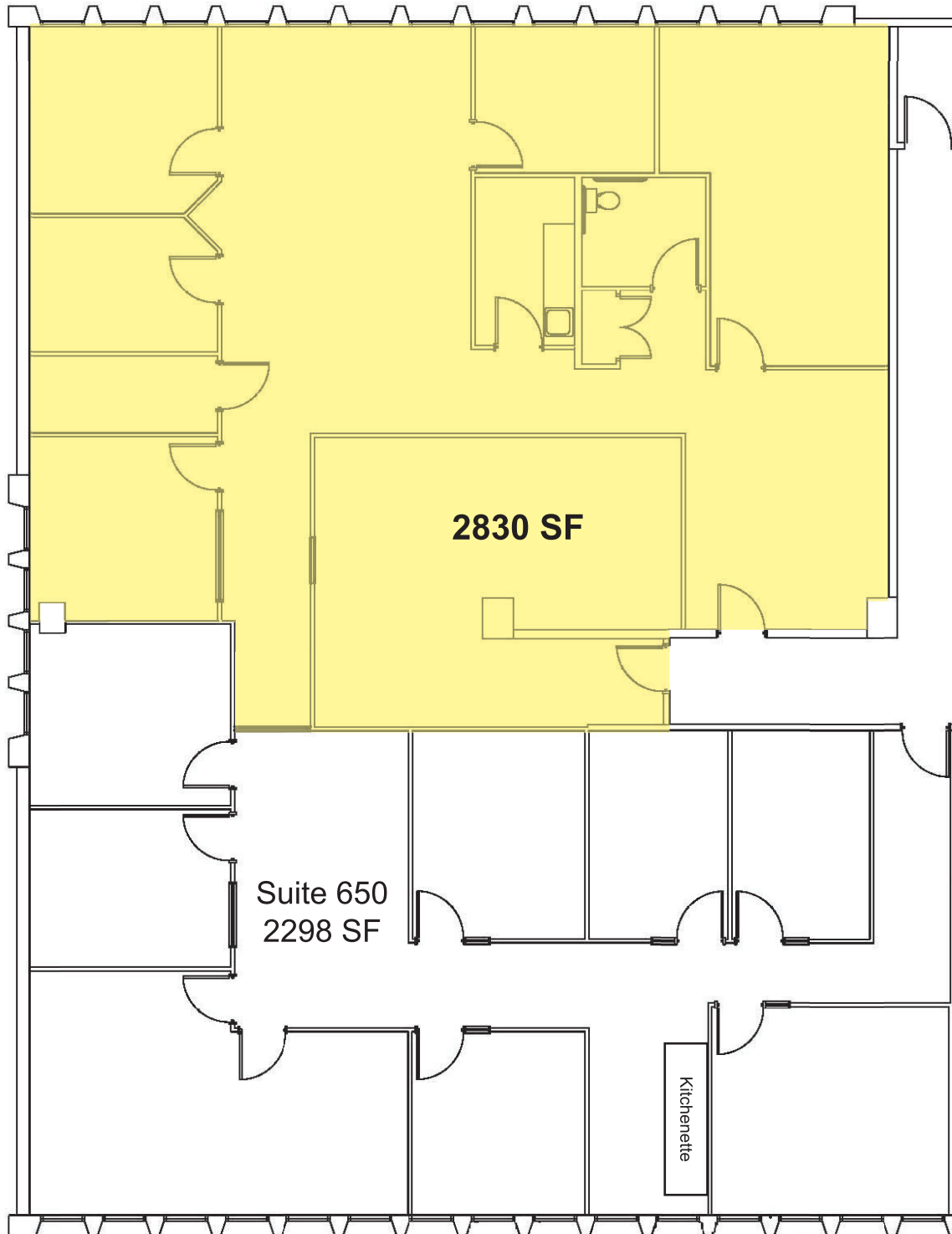
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Suite 600 | 2,830 SF



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