



# THE CITADEL

3200 Cherry Creek South Drive

## AVAILABILITIES

SUITE	RSF	DESCRIPTION
280	3,296	4 offices, conference, break, reception, open area
370	2,997	White box, will build to suit
630	3,497	7 offices, conference room, work room; available 6/1/19

## BUILDING INFORMATION

Total Space Available:	9,790 RSF
Largest Contiguous:	3,497 RSF
Total Building SF:	130,652 RSF
Floors:	7
Parking:	2.75:1,000 SF \$85/unreserved and \$125/reserved
Lease Rates:	\$37.50-\$39.50/SF Full-Service

## FEATURES

- Class AA office building
- Located in the desirable Cherry Creek Submarket
- Two-level underground parking garage
- Concierge's services
- On-site management
- A 5-minute walk to Cherry Creek Mall
- Panoramic view of the Rocky Mountains & Downtown Denver
- Fitness Center with showers & lockers

