

FOR LEASE | Infill Denver Office Building



www.denverofficespace.com

2696 S. Colorado Blvd
Suite 320
Denver, CO 80222
(303) 765-4344 O

John Fairbairn
john@denverofficespace.com
(303) 226-4764

1780 S. Bellaire St. Denver, CO

FOR LEASE | \$22.00/SF/Full Service



Building Information

Available Sizes:

Suite 175- 819 RSF (Available 2/2019)
Suite 200- approx 4,500 RSF total
Suite 630- 391 RSF (Available 1/1/19)
Suite 800- 10,580 RSF (Available 8/2019)

Property Highlights

Less than one (1) minute drive to I-25
Excellent retail and restaurant directly across the street, including Best Buy, Ross Dress for Less, DSW, Petco and Village Inn.
215 surface parking spaces
Beautiful western mountain views
Management on site
Move-in ready suites
Building signage available

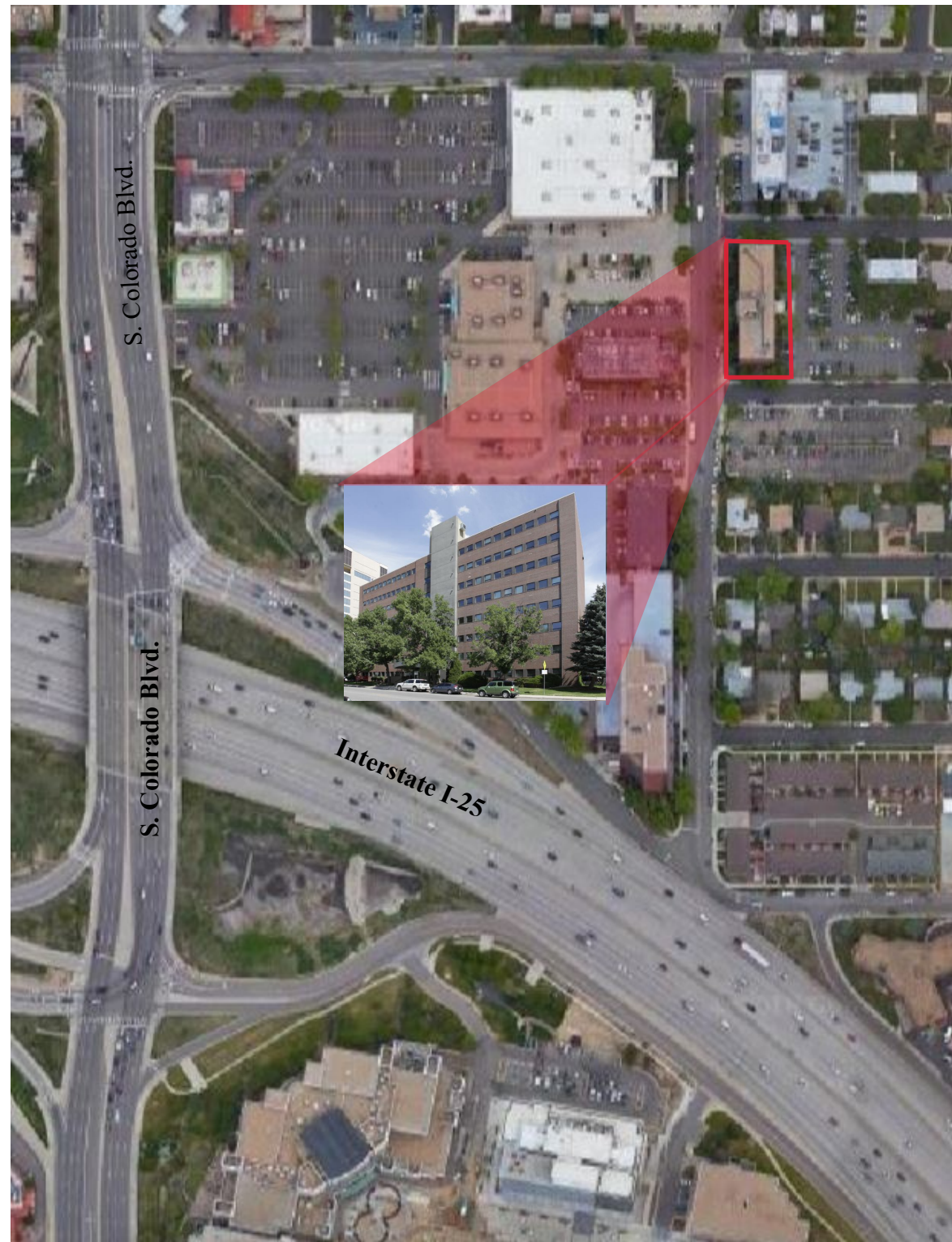
The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

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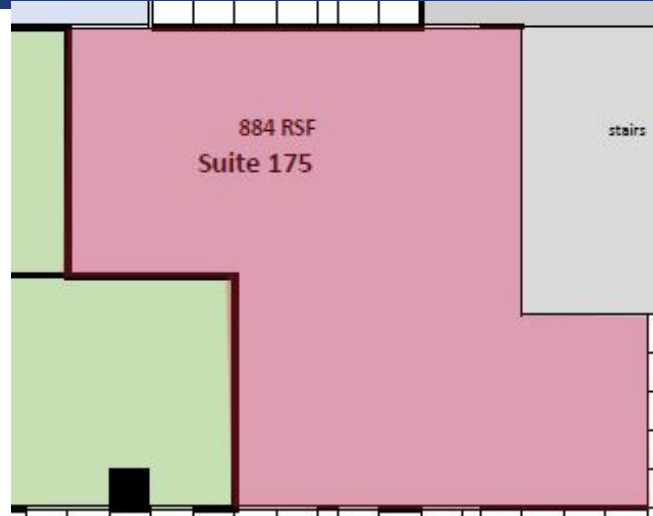
Available suites and floor plans



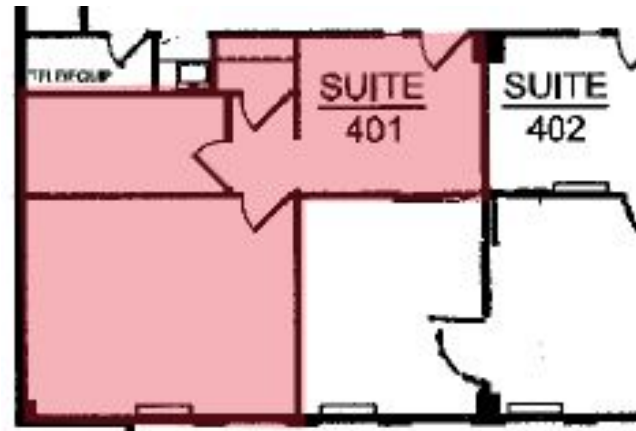
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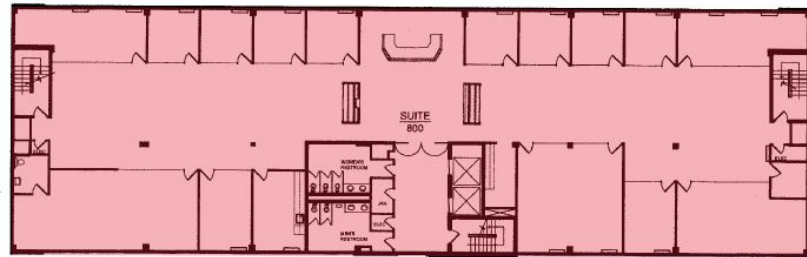
Suite 175- 819 RSF
(Available October 1, 2018)



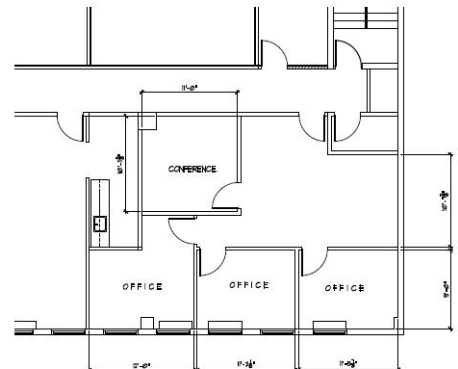
Suite 401-596 RSF
(Available November 1, 2018)



Suite 800- 10,580 RSF
(Available August, 2019)



2nd floor- 920 RSF
(Available March 1, 2019)



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Available suites and floor plans

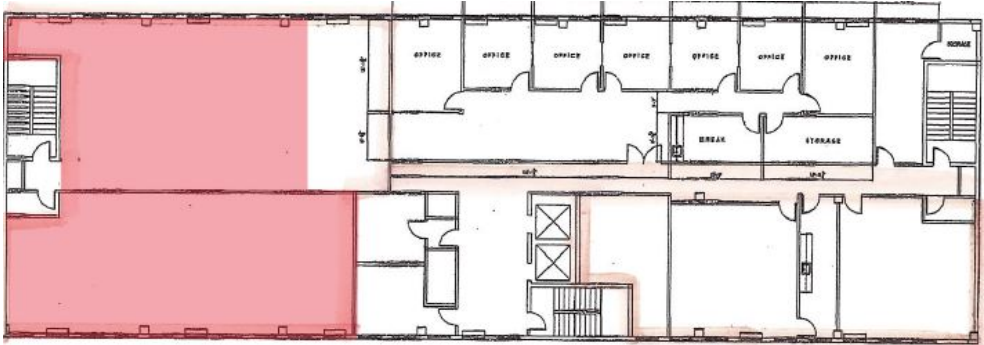


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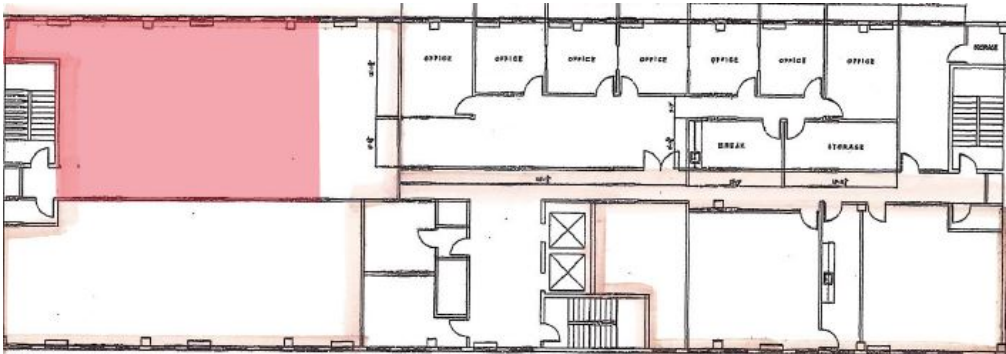
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2nd floor options

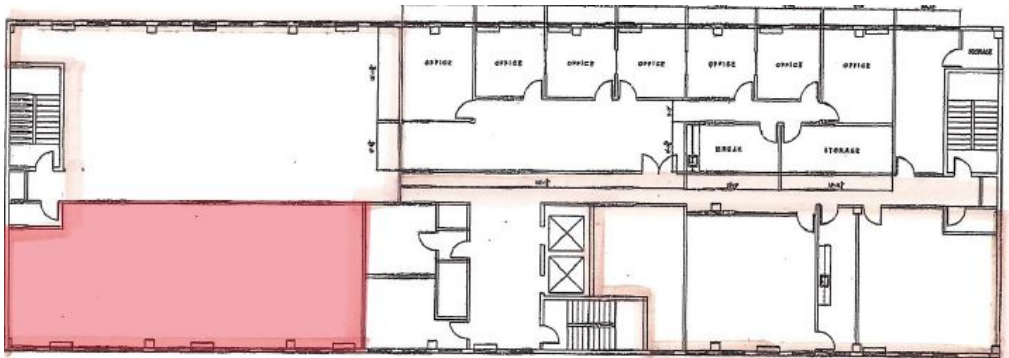
Option 1- Second floor- approx 4,500 RSF



Option 2 - Second floor - approx 2,200 RSF



Option 3 - Second floor - approx 2,200 RSF



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