

# Myrtle Building | Modern Rino Office Sublease



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

3801 Franklin Street | Denver, CO | 80205



The Myrtle Building located at the top of Rino, is a beautiful and exciting space for you and your company. With ample street parking, modern finishes to this classic building, and features like a shower and kitchen. You can move into your new office today!

## Sub Lease Information

Rental Rate: \$32.00/SF FS  
Building Size: 5,903 SF  
Available Size: 2,950 SF  
Stories: 2 (plus basement level)

Lot Size: 3,000 SF  
Parking: Ample street parking

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

&

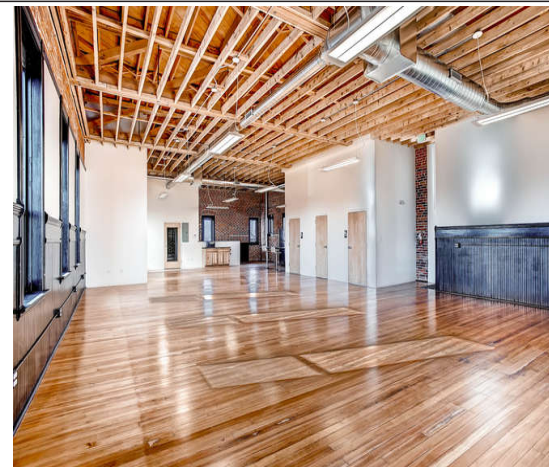
George Meier  
george@denverofficespace.com  
(303) 407-6388

&

Rick Giarratano  
rick@denverofficespace.com  
(303) 226-4765

## Property Overview

- Floor to ceiling glass windows, providing a great amount of natural light.
- Exposed ceiling, amazing brick and mortar construction
- 2 private offices, beautiful open work space, large conference room
- Garage doors can create more open space
- Access controlled building and offices
- Gigabit fiber Internet and Wi-Fi available
- Access to common area kitchen



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.



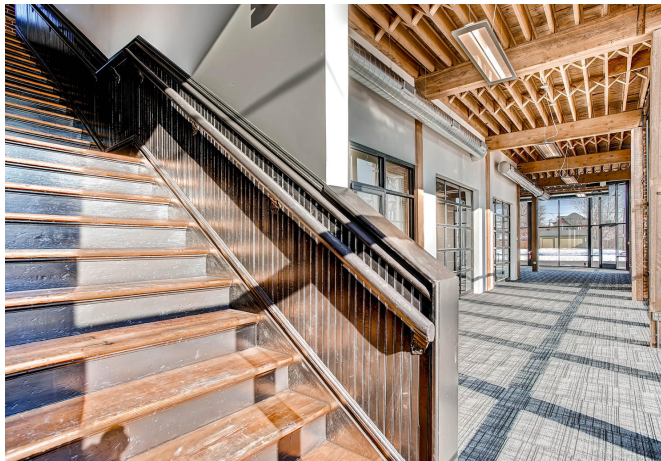
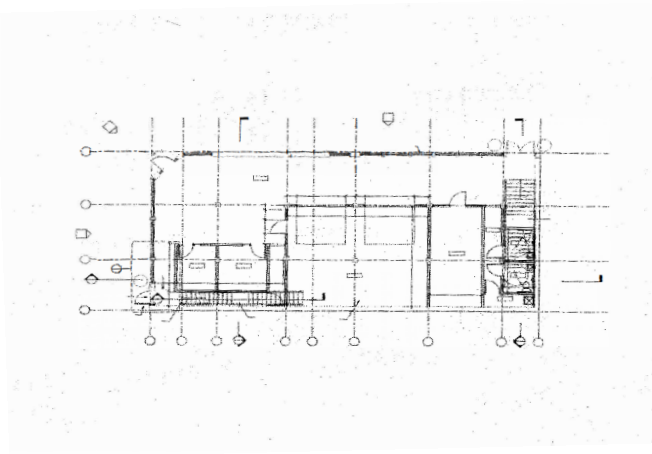
# Myrtle Building | Modern Rino Office Sublease



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

## 3801 Franklin Street | Denver, CO | 80205

### Floor Plan



### Building Overview

The top floor of the building is currently occupied by SecureSet Accelerator, which is a cyber security services and investment company. They hold events with business and tech leaders, which makes leasing the first floor a strategic partnership as much as it does a savvy choice for your business.

**John Fairbairn**

john@denverofficespace.com  
(303) 226-4764  
&

**George Meier**

george@denverofficespace.com  
(303) 407-6388  
&

**Rick Giarratano**

rick@denverofficespace.com  
(303) 226-4765



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.