

FOR LEASE | Cherry Creek 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

3400 East Bayaud | Denver, CO

FOR LEASE | \$26.00-\$30.00/SF Full Service



Building Information

Available Spaces: Suite 310- 2,567 sf
Suite 350- 602 sf
Suite 290- 942 sf

Building Size: 26,930 sf

Land Size: 0.65 AC (28,466 sf)

Zoning: B-1

Built: 1978

Parking: 87 Surface Spaces

Property Highlights

Rates very competitive to the sub market

Great western views

Adjacent to Pulaski Park and Gates Tennis Club

2 blocks from Cherry Creek Mall

Excellent walkability to surrounding restaurants and retail amenities

Local Ownership and Management

Newly renovated elevators and common areas

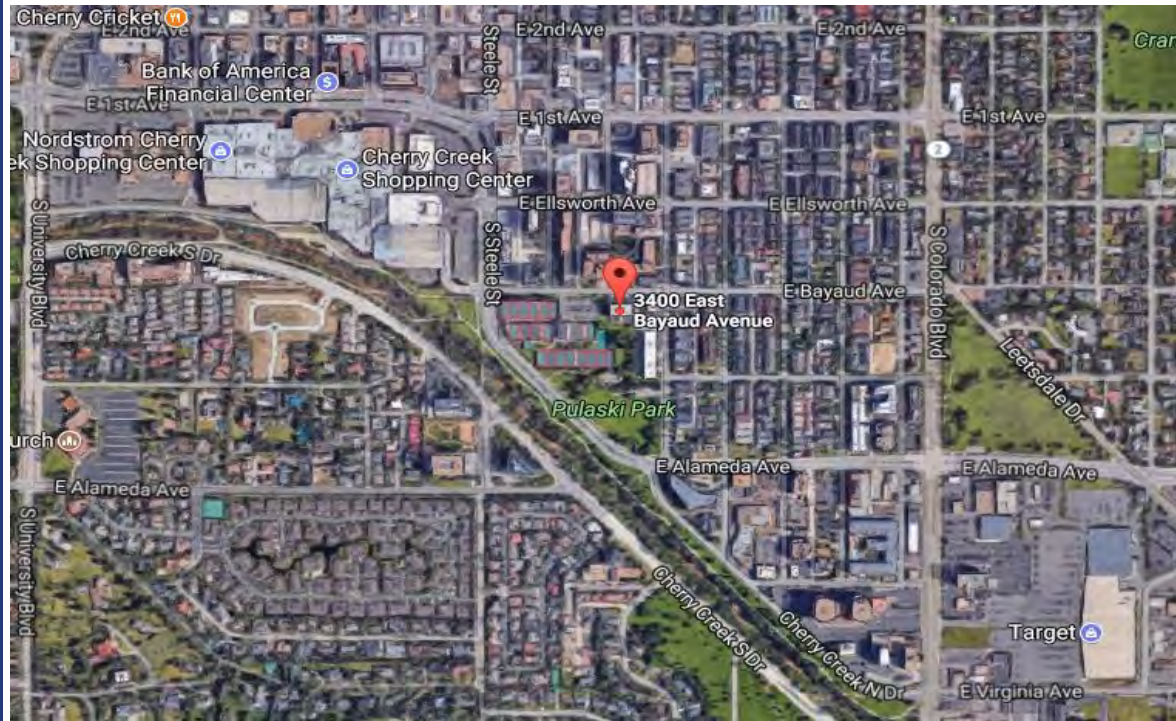
The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, 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.

FOR LEASE | Cherry Creek Office Building



www.denverofficespace.com

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



Available Suites

Suite 310 (2,567 sf) - \$26-\$30/SF/Full Service
*\$5,561.83/month

Suite 350 (602 sf) - \$26-\$30/SF/Full Service
*\$1,500/month

Suite 290 (942) - \$26-\$30/SF/Full Service
*\$2,300/month



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

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.

FOR LEASE | Cherry Creek Office Building



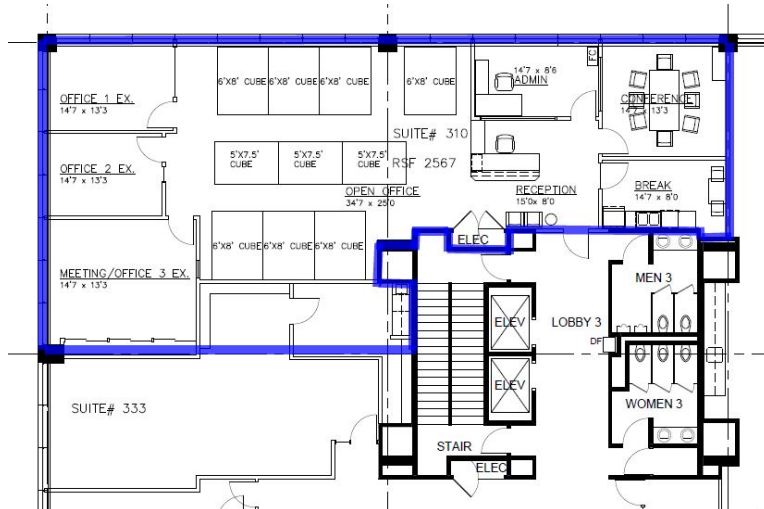
www.denverofficespace.com

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

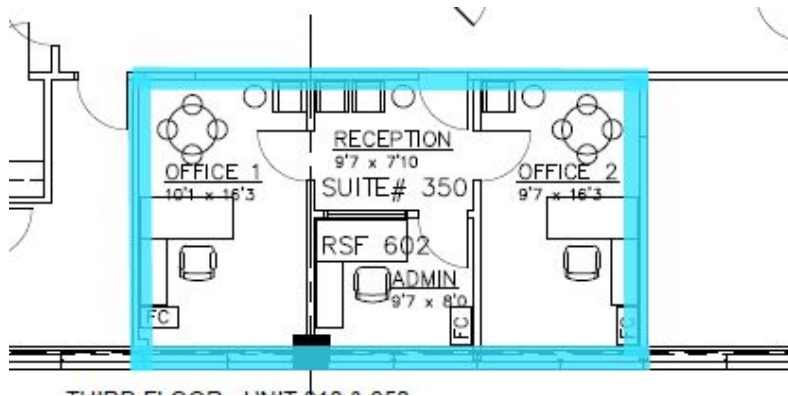
John Fairbairn
john@denverofficespace.com
(303) 226-4764

Floor plans

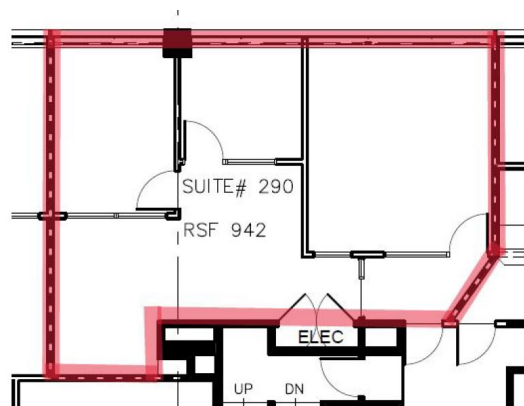
Suite 310



Suite 350



Suite 290



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.