

# For Lease | Monaco Tower



[www.denverofficespace.com](http://www.denverofficespace.com)

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

John Fairbairn  
[john@denverofficespace.com](mailto:john@denverofficespace.com)  
(303) 226-4764

; 47' UOP kic etc | F gpxgt. CO 80224



## Building Information

**Lease Rate** | '\$14.00 -\$15.00 /SF Full Service

**Year Built** | 1974

**Year Renovated** | 2012 / 2016

**Total RSF** | '63,170

**Floors** | '6

**Parking** | On-site and adjacent parking

**City** | Denver

**County** | Denver

## Building Highlights

Common Conference Room

Easy access to Cherry Creek

Close proximity to Parker Rd and I-225

Current Telecom providers:

-Comcast

-Centurylink

Close proximity retail and restaurants

Recently completed spec suites

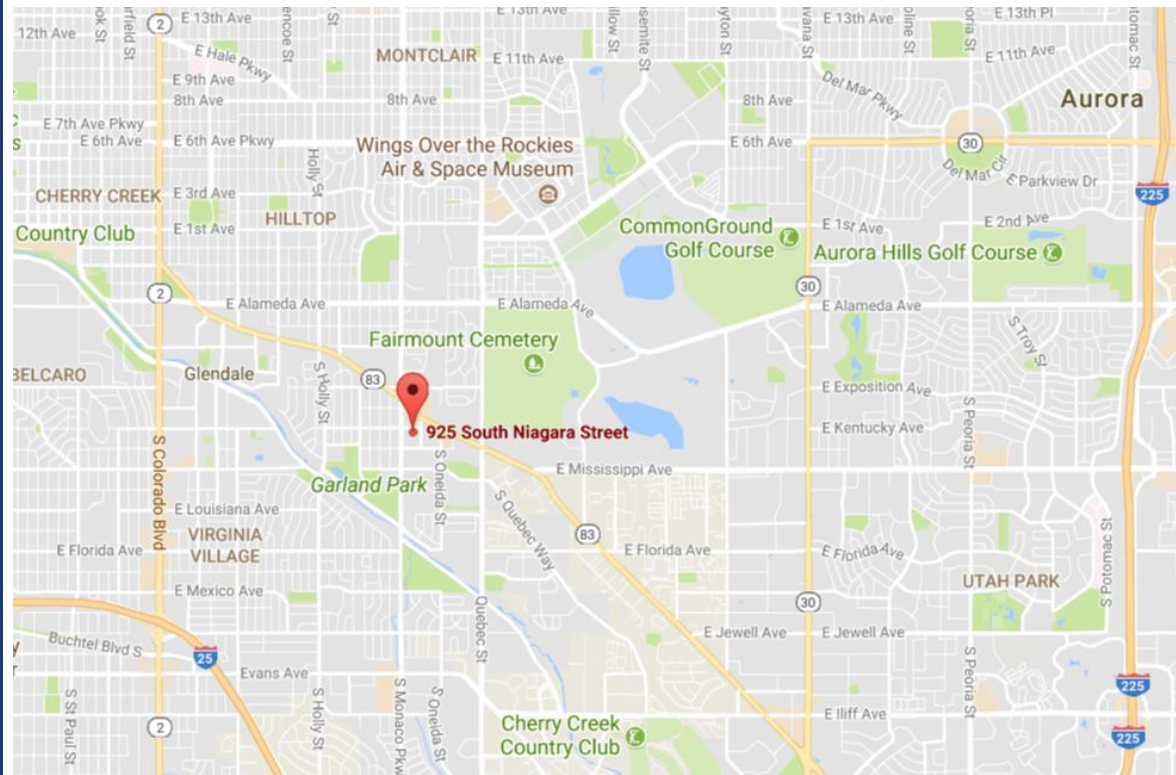
The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions,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



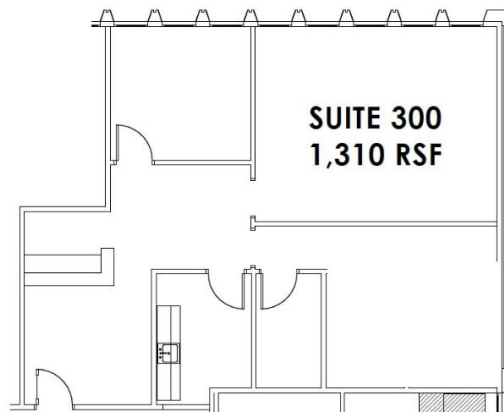
[www.denverofficespace.com](http://www.denverofficespace.com)

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



## Available Spaces

Unit 160- 1,159 sf  
Unit 300- 1,310 sf  
Unit 340- 1,232 sf  
Unit 380-1,773 sf  
Unit 440- 905 sf  
Unit 670- 709 sf



## Building Photos



John Fairbairn  
[john@denverofficespace.com](mailto: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 | Monaco Tower

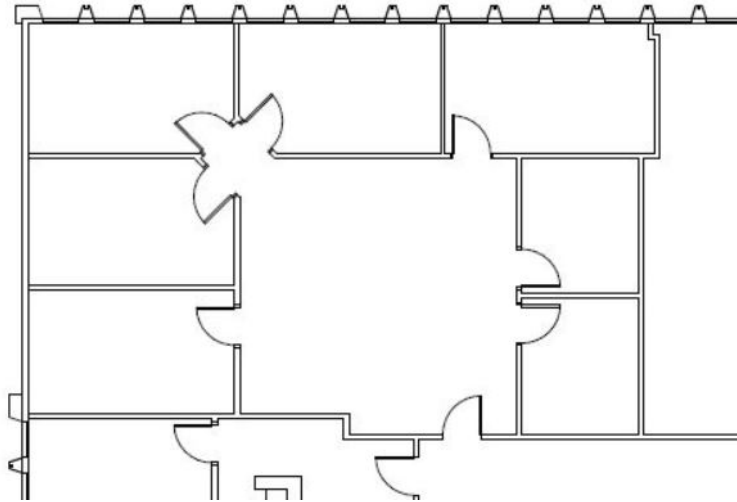


[www.denverofficespace.com](http://www.denverofficespace.com)

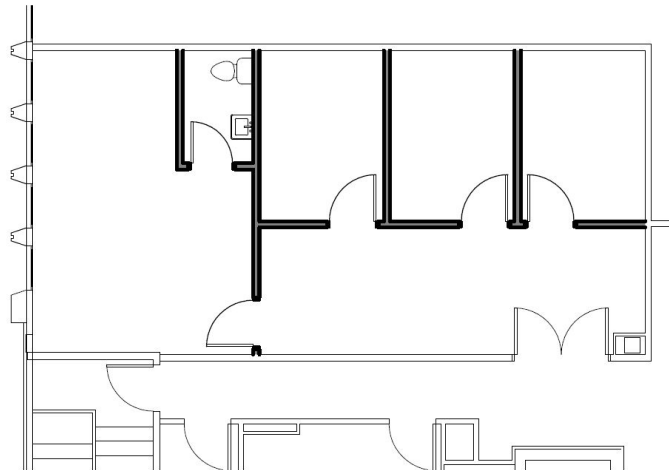
2696 S. Colorado Blvd  
Denver, CO 80222  
(303) 765-4344

John Fairbairn  
[john@denverofficespace.com](mailto:john@denverofficespace.com)  
(303) 226-4764

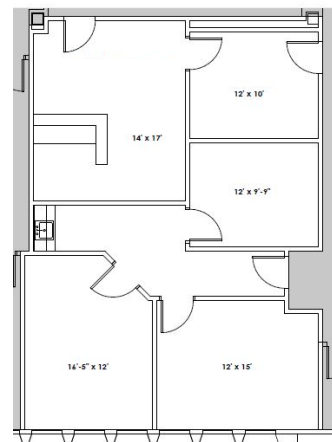
**Suite 380- 1,773 SF**



**Suite 440- 905 SF**



**Suite 340 - 1,232 SF**



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 | Monaco Tower

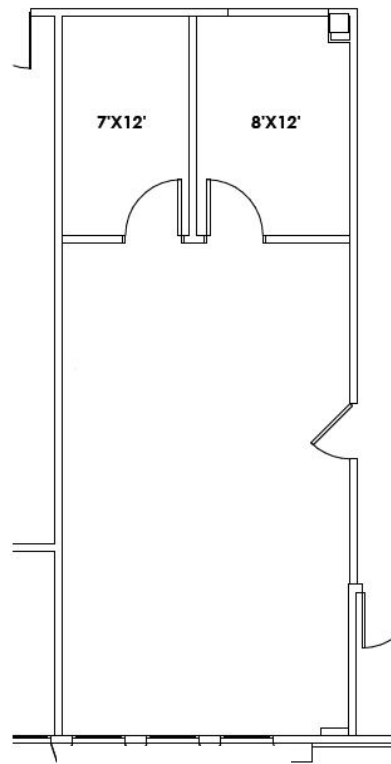


[www.denverofficespace.com](http://www.denverofficespace.com)

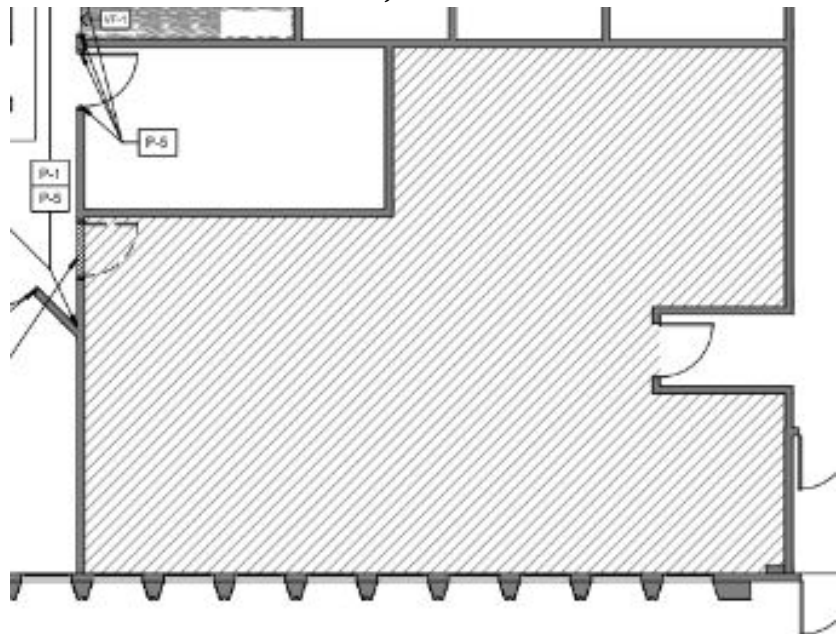
2696 S. Colorado Blvd  
Denver, CO 80222 (303)  
765-4344

John Fairbairn  
[john@denverofficespace.com](mailto:john@denverofficespace.com)  
(303) 226-4764

**Suite 670**  
**709 SF**



**Suite 160**  
**1,159 SF**



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.