

For Lease | Monaco Tower



www.denverofficespace.com

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

; 47' UOP k i c t c | F g p x g t . 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

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

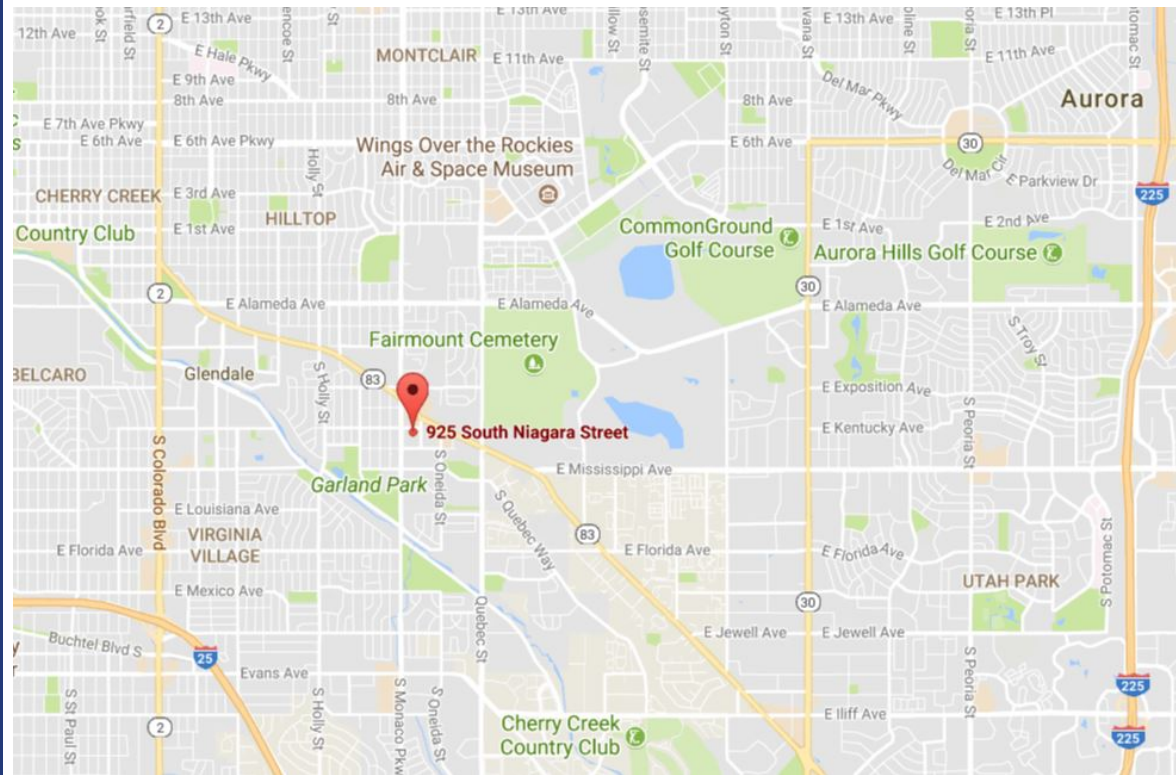
The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions,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



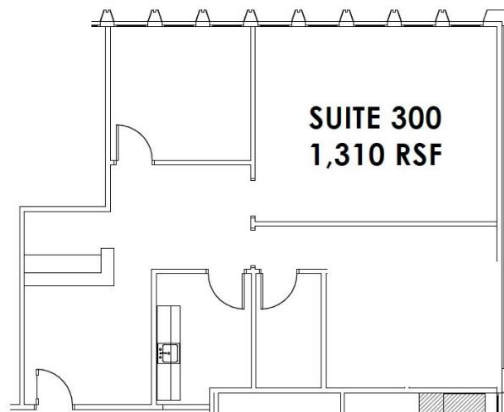
www.denverofficespace.com

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



Building Photos



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.

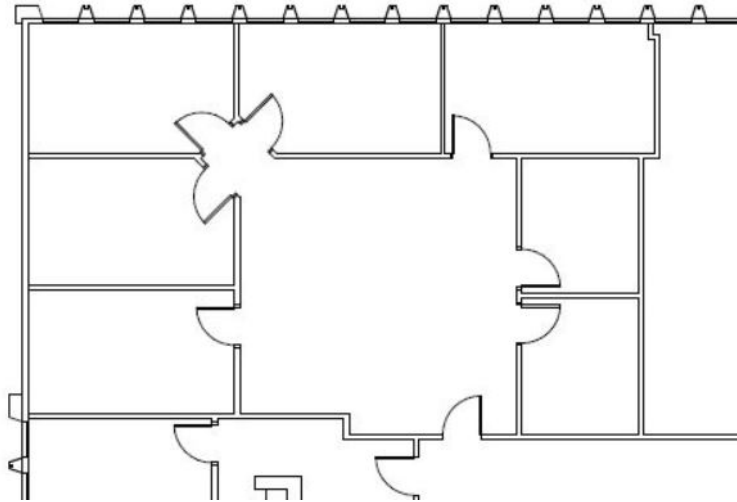
For Lease | Monaco Tower



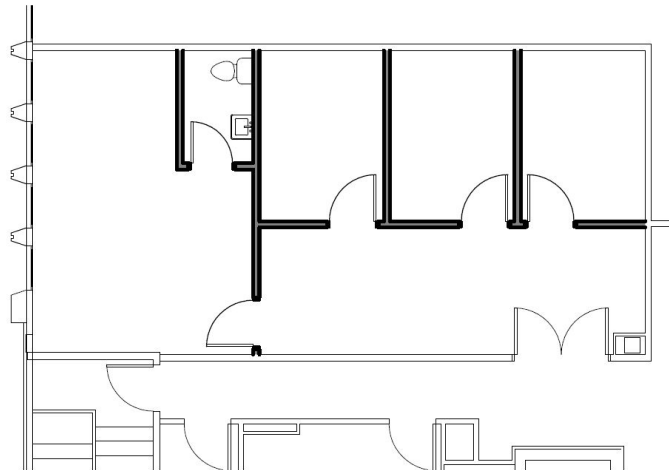
www.denverofficespace.com

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

Suite 380- 1,773 SF



Suite 440- 905 SF



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 | Monaco Tower

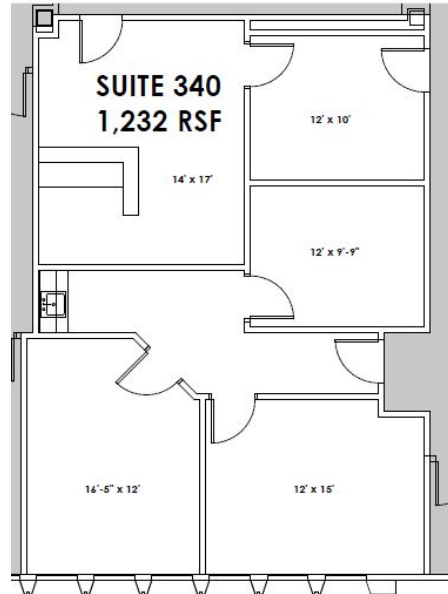


www.denverofficespace.com

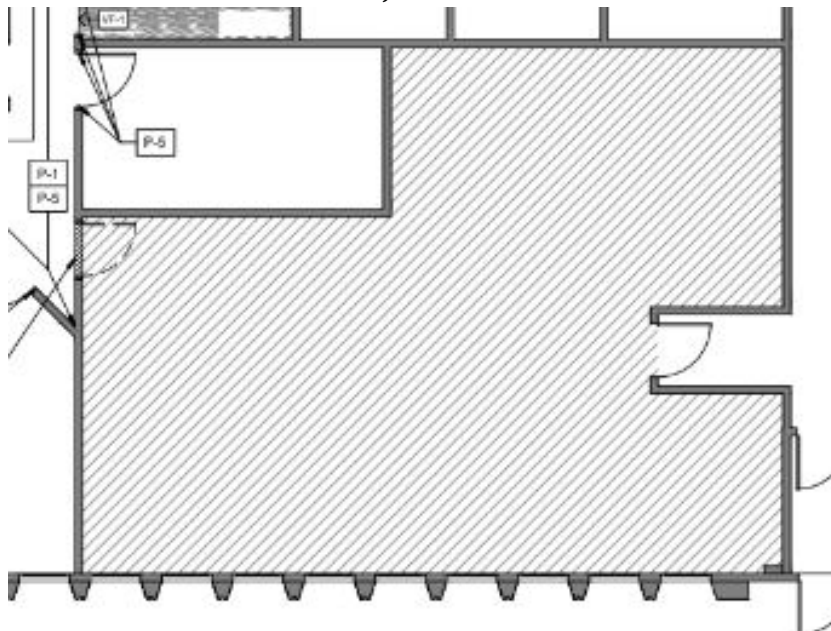
2696 S. Colorado Blvd
Denver, CO 80222 (303)
765-4344

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

Suite 340 - 1,232 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.