

# FOR LEASE | Cherry Creek Office Building



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

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3400 East Bayaud | Denver, CO

FOR LEASE | \$24.00-\$26.00/SF Full Service



**Available Sizes**..... 950 - 7,500 sf; Full floor option!!

**Total Building Size**..... 26,930 sf

**Land Size** ..... 0.65 AC (28,466 sf)

**Zoning** ..... B-1

**Built**..... 1978

**Parking**..... 65 Surface Spaces, 3.00/1,000 sf

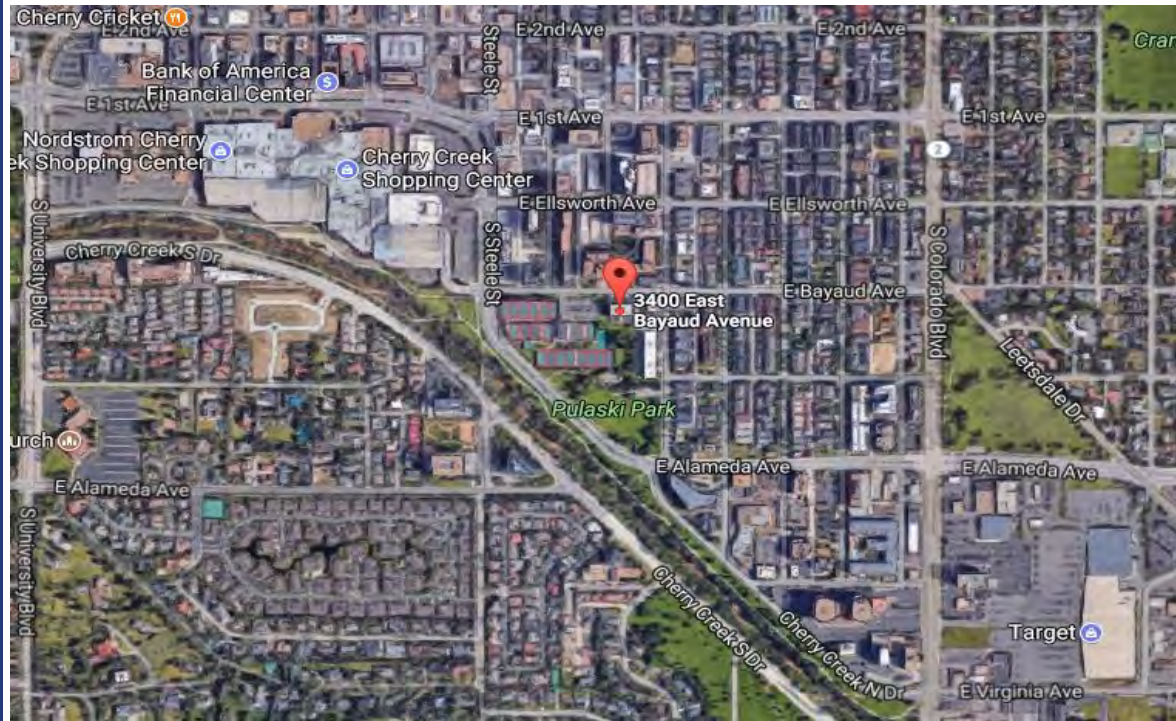
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## Property Highlights

- > 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
- > Off street parking and additional street parking
- > Local Ownership and Management
- > Newly renovated elevators and common areas



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