

# FOR LEASE | Cherry Creek Office Building



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

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

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

**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

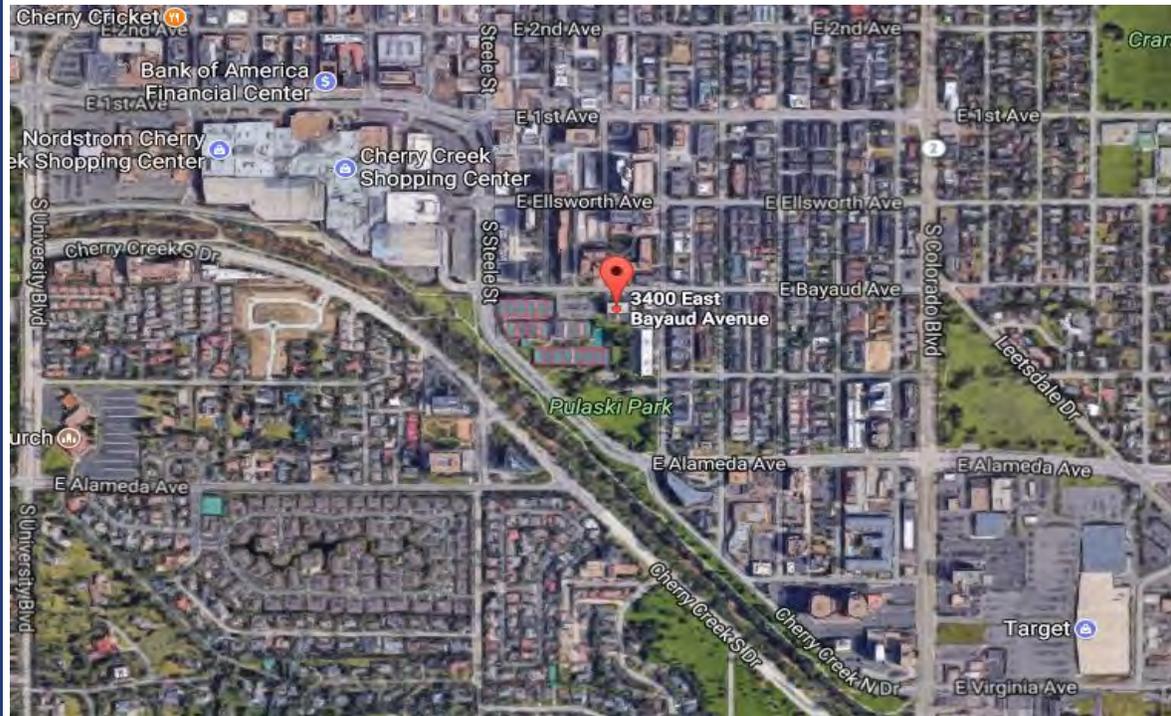
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## Available Suites

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



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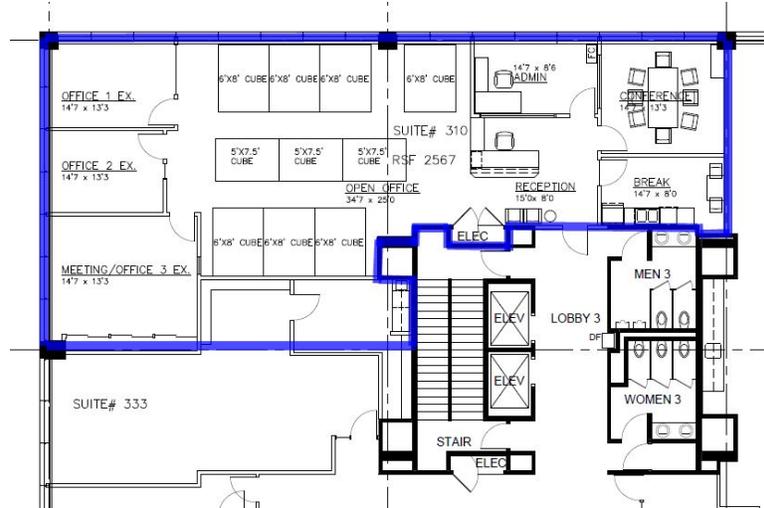
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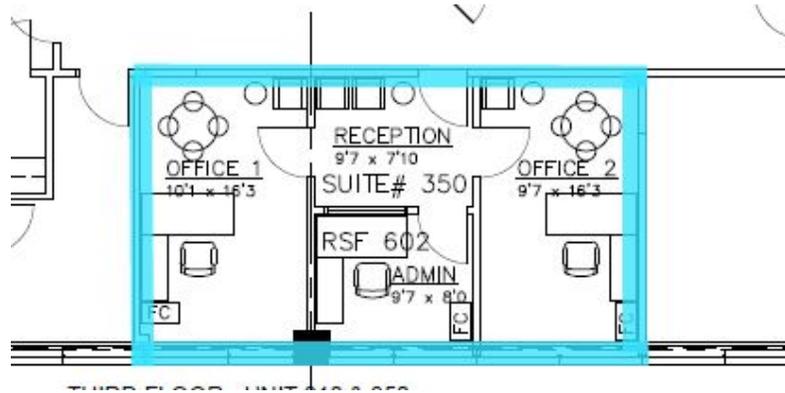
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## Floor plans

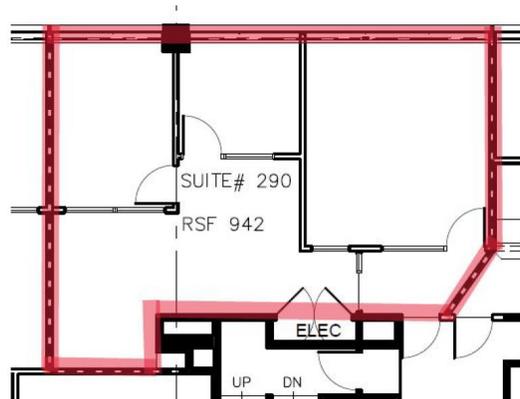
### Suite 310



### Suite 350



### Suite 290



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