

# 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

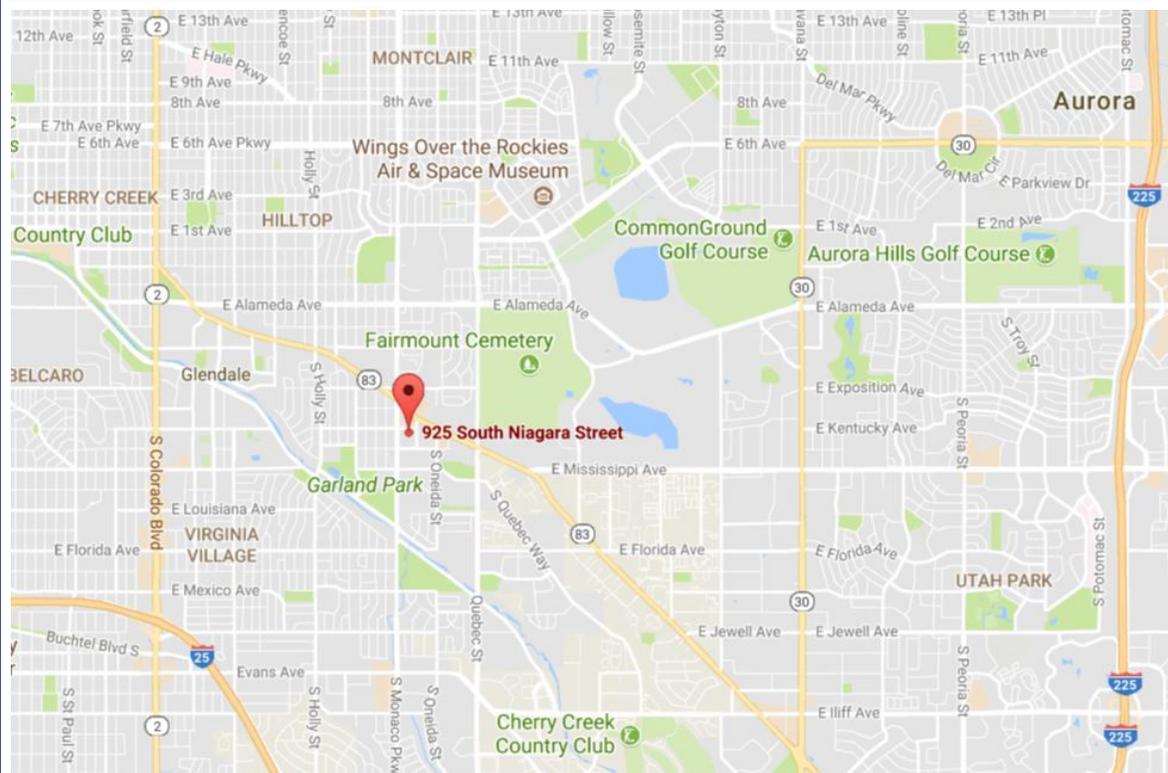
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**fairbairn**  
C O M M E R C I A L

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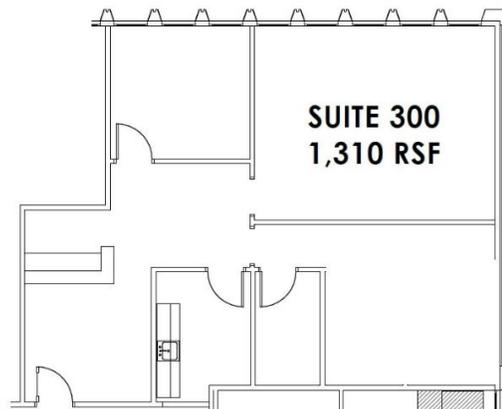
## Available Spaces

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



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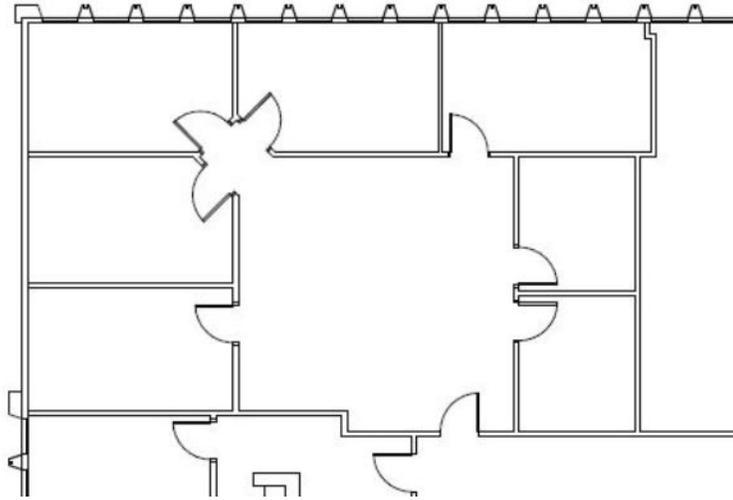


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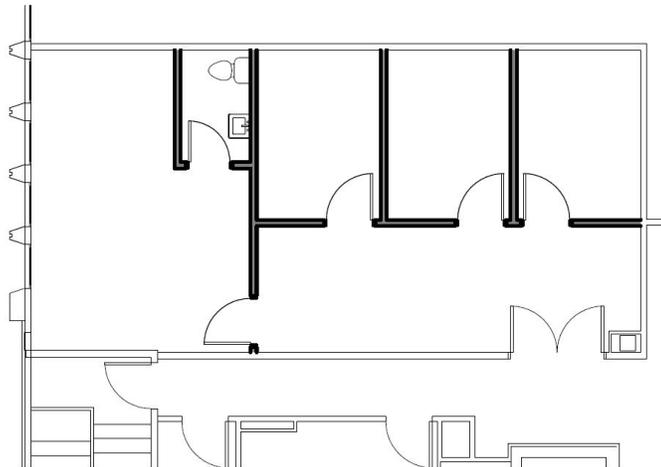
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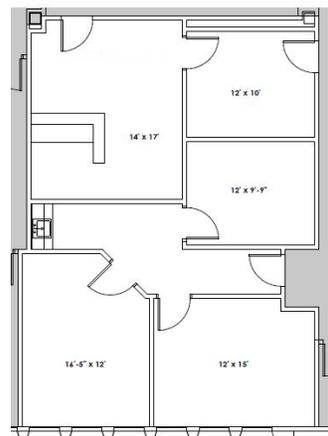
Suite 380- 1,773 SF



Suite 440- 905 SF



Suite 340 - 1,232 SF



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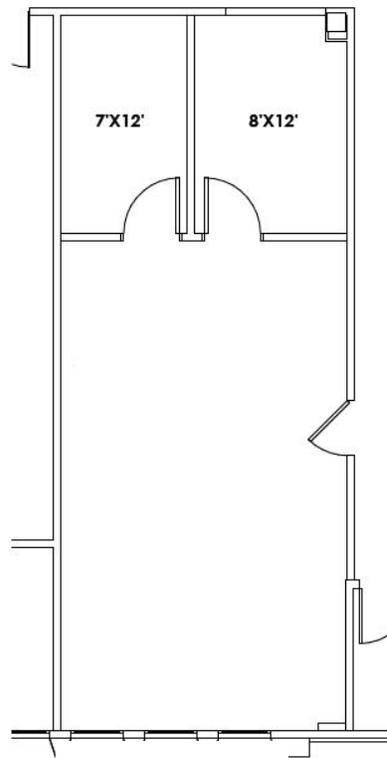


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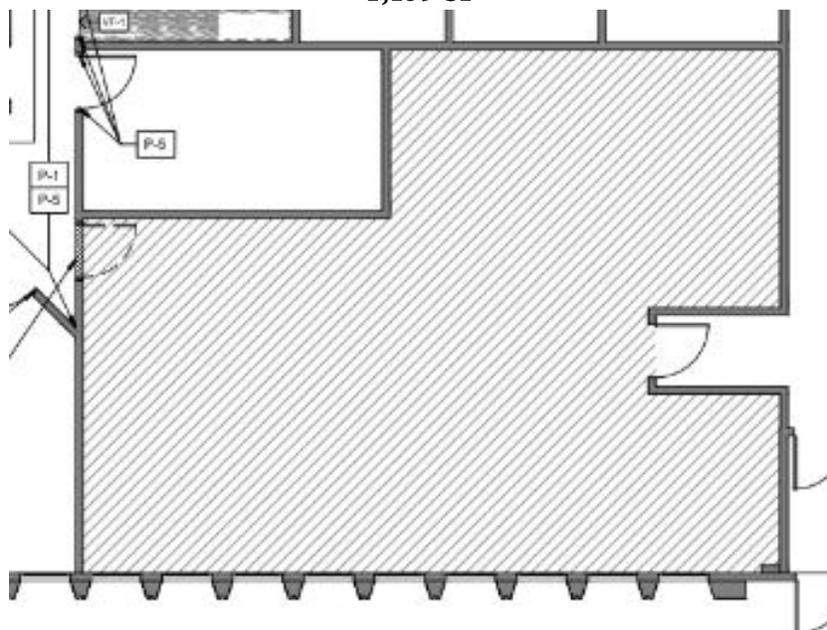
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Suite 670  
709 SF



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