

# FOR LEASE | Infill Denver 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

1780 S. Bellaire St. Denver, CO

FOR LEASE | \$22.00-\$28.00/SF/Full Service



## **Building Information**

### **Available Sizes:**

Suite 175- 819 RSF (Available 2/2019)

Suite 200- approx 4,500 RSF total

Suite 230- second floor spec suite approx  
920 RSF

Suite 690 - approx 414 RSF  
(Available 3/2019)

Suite 800- 10,580 RSF (Available 8/2019)  
\$28.00/SF

## **Property Highlights**

Less than one (1) minute drive to I-25

Excellent retail and restaurant directly across  
the street, including Best Buy, Ross Dress for  
Less, DSW, Petco and Village Inn.

215 surface parking spaces

Beautiful western mountain views

Management on site

Move-in ready suites

Building signage available

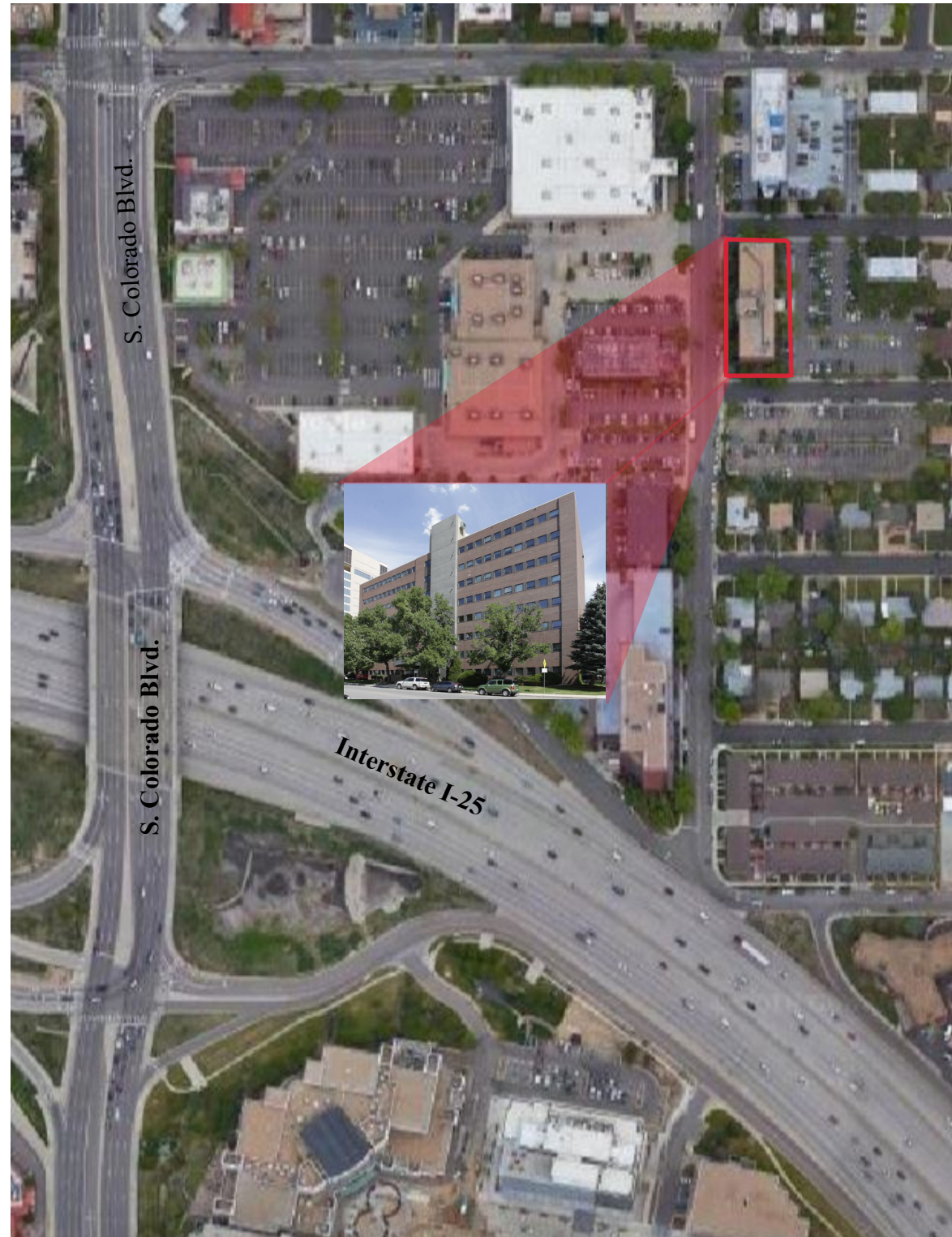
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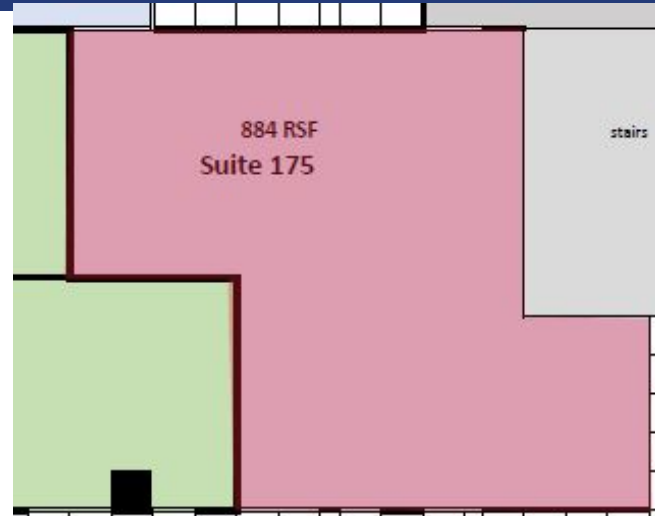
# Available suites and floor plans



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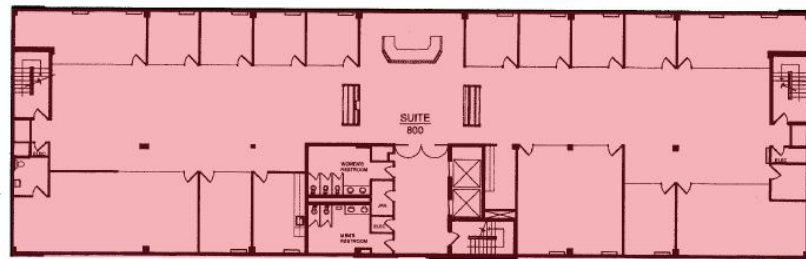
**Suite 175- 819 RSF**  
(Available October 1, 2018)



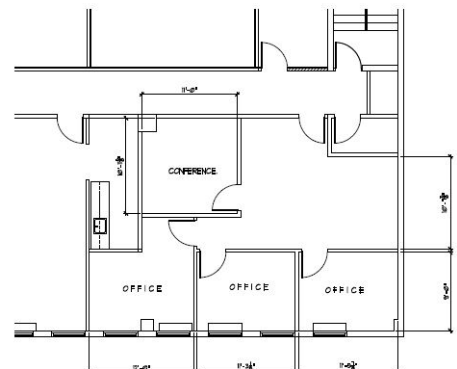
**Suite 690 - Approx 400 RSF**  
(Available 3/2019)



**Suite 800- 10,580 RSF**  
(Available August, 2019)



**Suite 230- 920 RSF**  
(Available March 1, 2019)



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# Available suites and floor plans

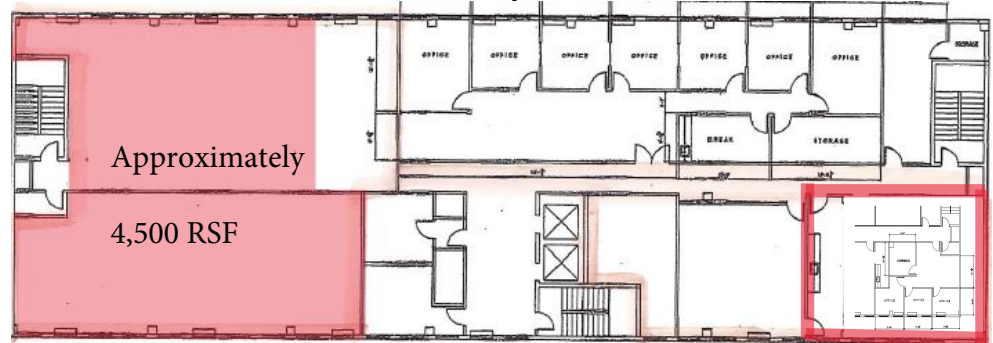


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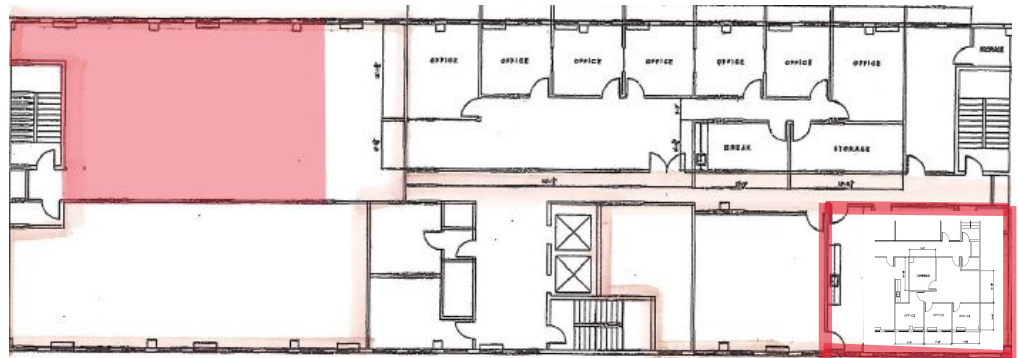
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## 2nd Floor Options

*Option 1*  
Approx 4,500 RSF  
or  
Suite 230 Spec Suite



*Option 2*  
Approx 2,200 RSF  
or  
Suite 230 Spec Suite



*Option 3*  
Approx 2,200 RSF  
or  
Suite 230 Spec Suite



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