

Office Mansion Space Available



www.denverofficespace.com

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

John Fairbairn
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1133 Pennsylvania



Building Information

Building Size: 7,734 SF (total)
see floor by floor plans

Lower level: 2,425/SF

First floor: 2,152/SF

Second floor: 1,976/SF

Third floor: 1,060/SF

(see attached floor plans)

Lease Rates: \$23-\$24/SF - Full Service (floors 1-3)
\$16.00/sf (lower level)

Term: 5-7 years

Parking: 6 spaces- (or 12 tandem parking spaces) \$80/month/space

Building Highlights

Plug and play opportunity

Coveted block/address

Monument signage available

Rare Capitol Hill mansion

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.

Photos



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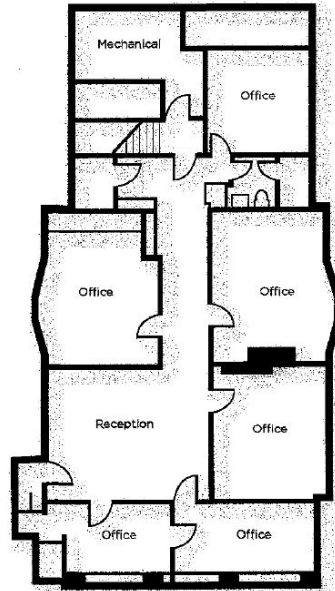
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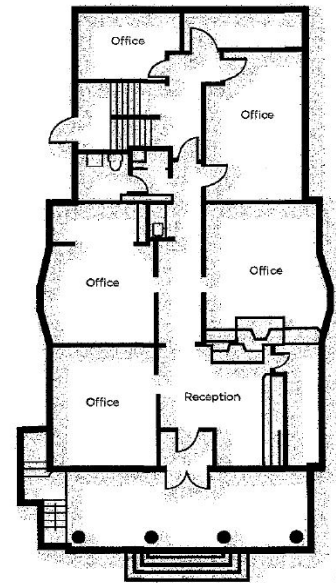
Floor plans



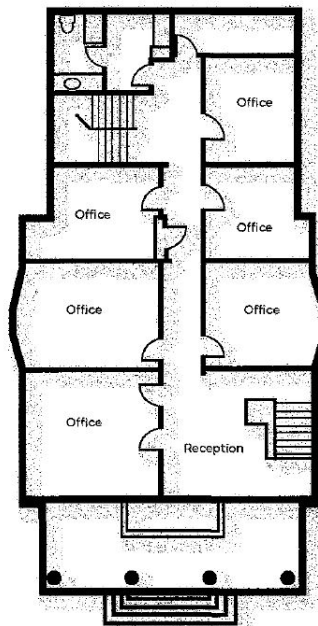
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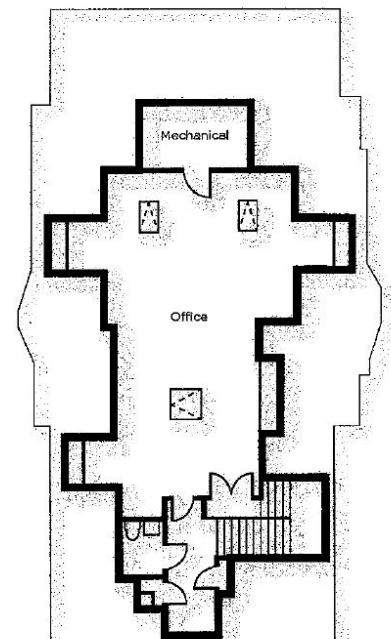
BASEMENT
2,425 Gross SF



FIRST FLOOR
2,152 Gross SF



SECOND FLOOR
1,976 Gross SF



THIRD FLOOR
1,060 Gross SF

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