



FOR LEASE

Golden Triangle Office/Retail Suites For Lease

1070 Bannock St | Denver, CO 80204



**Off-Street Parking Available!**

CONTACT:

**BRAD GILPIN**

SENIOR VICE PRESIDENT

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UNIQUE PROPERTIES

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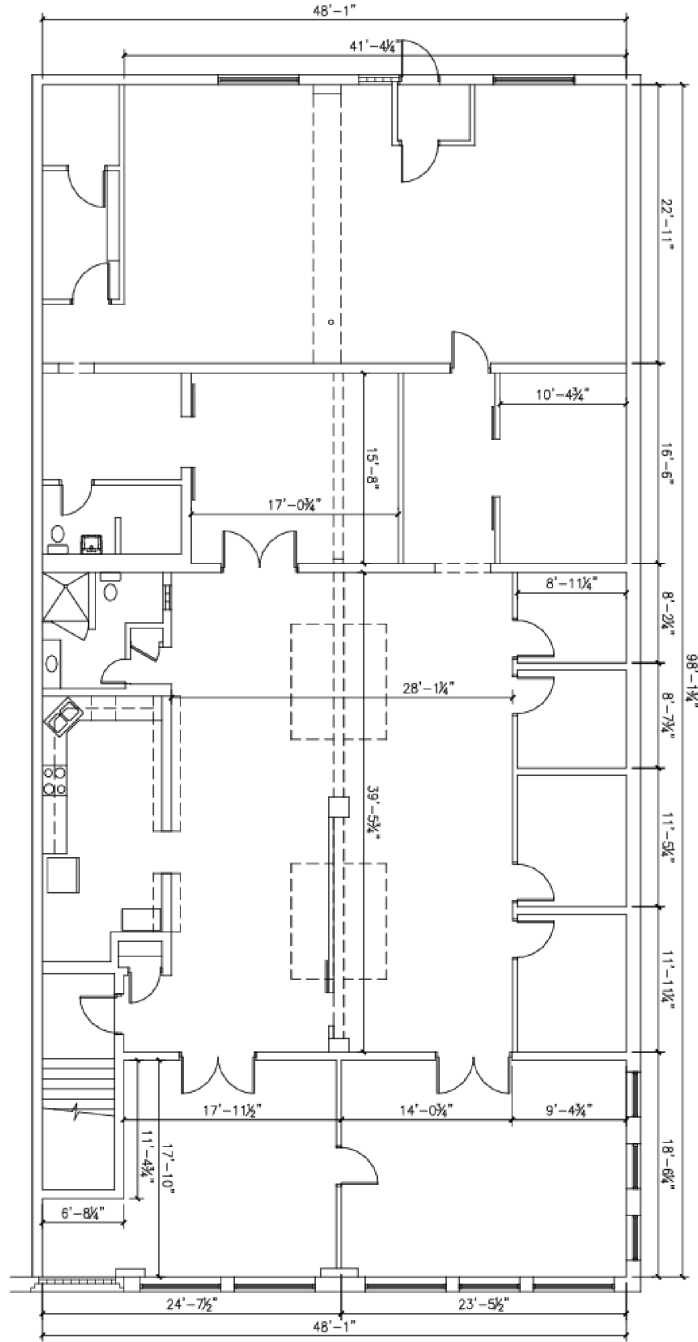
## 1070 BANNOCK ST

### OFFERING SUMMARY

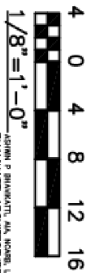
<b>Suite #100A:</b>	3,655 SF
<b>Suite #250:</b>	5,000 SF
<b>Lease Rate:</b>	\$13.50 SF/yr (NNN)
<b>NNN's:</b>	\$7.31 per SF*
<b>Off Street Parking:</b>	Yes
<b>Building Size:</b>	14,954 SF
<b>Zoning:</b>	D-GT

### PROPERTY HIGHLIGHTS

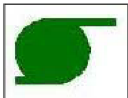
- First floor and second floor office/retail suites available.
- Low building expenses of just \$7.31/sf (included utilities)
- Off-street parking available
- Suite #100A - 3,655 SF - \$13.50/sf NNN - a wide-open retail space with a storage room and a private restroom.
- Suite #250 - 5,000 SF - \$13.50/sf NNN - a second-floor office suite with a full kitchen, multiple bullpen areas, several private offices and huddle rooms, two conference rooms, two restrooms and a private balcony.

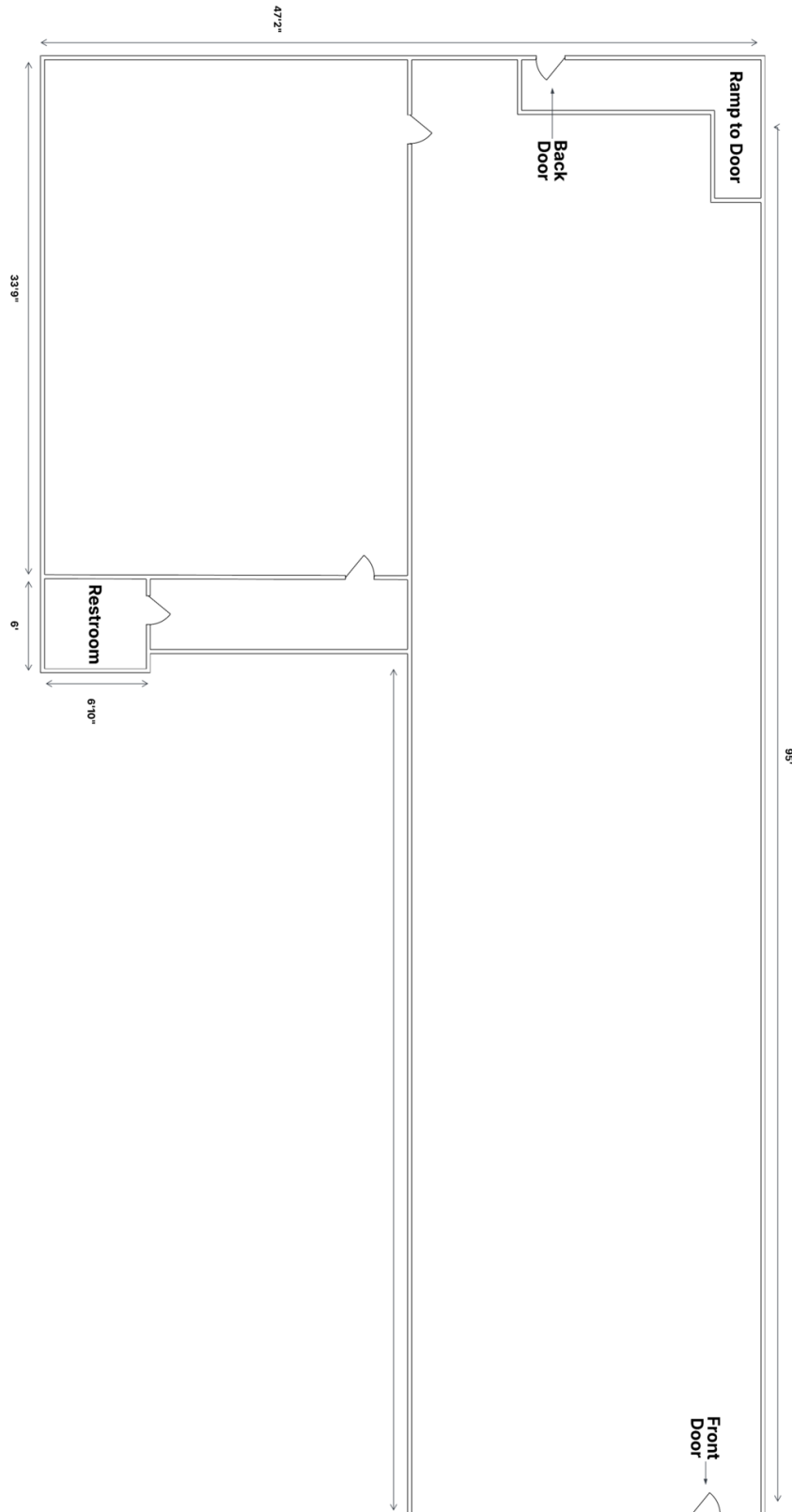


EXISTING 5000 SF VACANT SUITE  
1070 BANNOCK ST  
Denver CO 80204  
07/13/2021



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2020 LEED AP BD+C  
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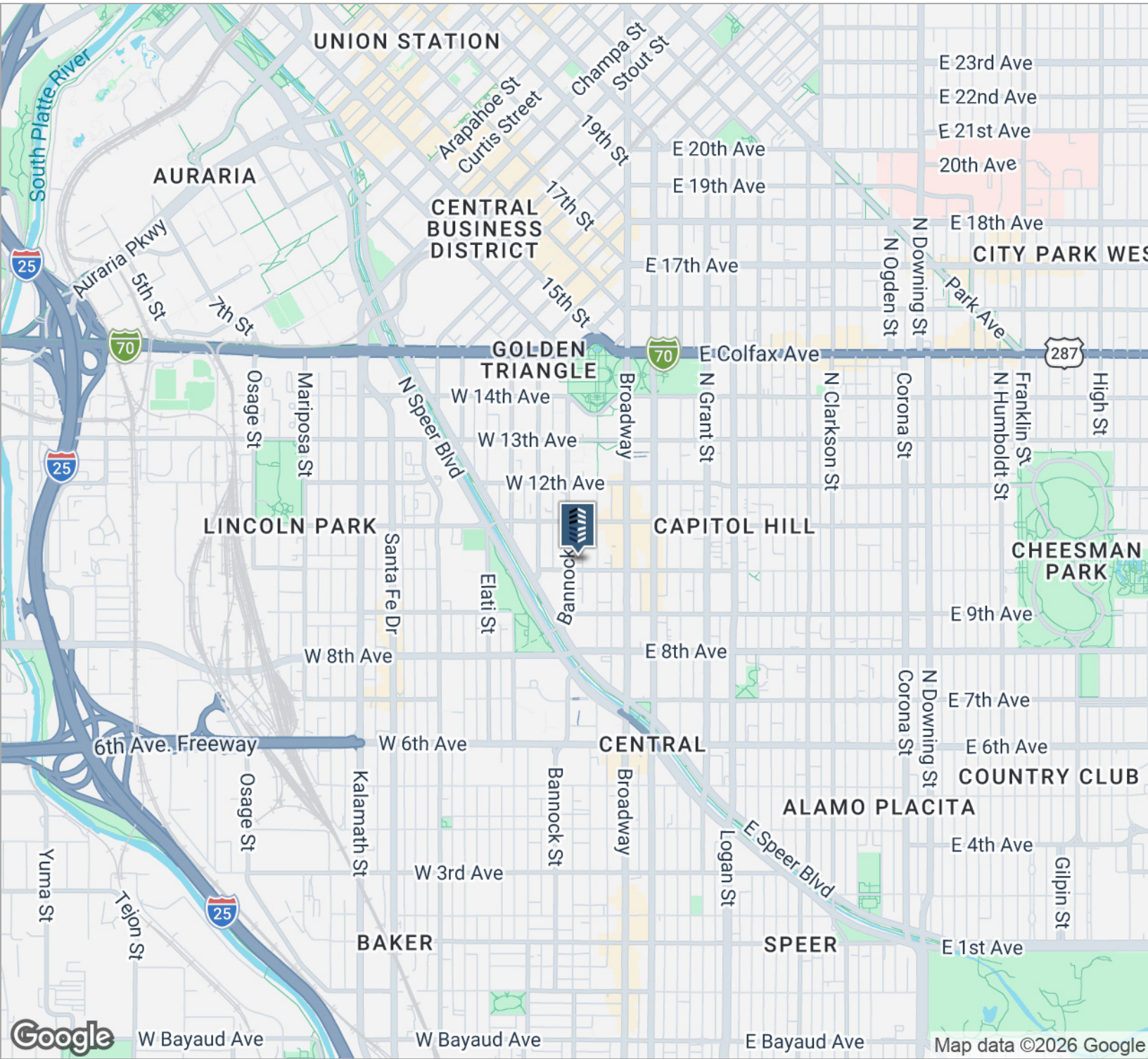




# GOLDEN TRIANGLE OFFICE/RETAIL SUITES FOR LEASE



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