

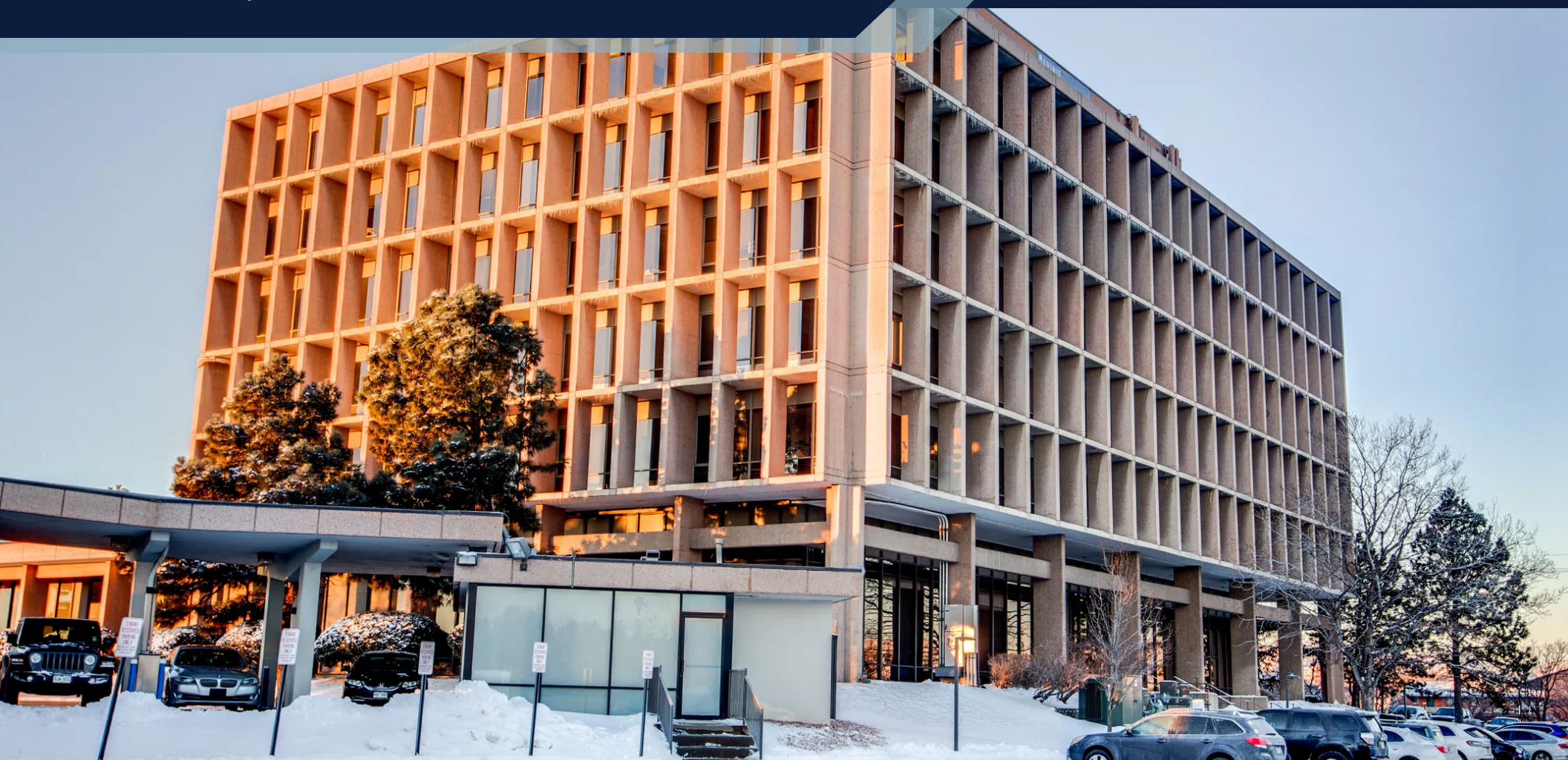
4704

HARLAN ST

DENVER, CO 80212

\$23 – \$25 SF/YR (FULL SERVICE)

LEASE RATE



SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com



TCN

www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Available SF:	1,444 SF - 5,815 SF
Available Suites:	See Page 3
Lease Rate:	\$23.00 - \$25.00 Per SF
Lease Type:	Full Service
Lease Terms:	Negotiable
Building Size:	110,948 SF
Parking:	6 per 1,000 RSF
Elevators:	Two (2)

PROPERTY DESCRIPTION

The Lakeside Office Park is an iconic, stand alone mid-rise office building in Northwest Denver. It is the only building of its kind in the region offering modern, flexible office suites with mountain views for small to medium size companies of all sectors. It is conveniently located immediately off of I-70 at the Harlan Street exit with many retail amenities close by.

- Flexible small to medium office suites
- Convenient location with immediate access to I-70
- Unobstructed mountain views
- On-site Deli and Gym and Storage available
- New Mechanical Systems in 2020
- Building Hours: Mon-Fri: 7AM-6PM Saturday: 8AM to Noon
Sunday: Closed



AVAILABLE SPACES

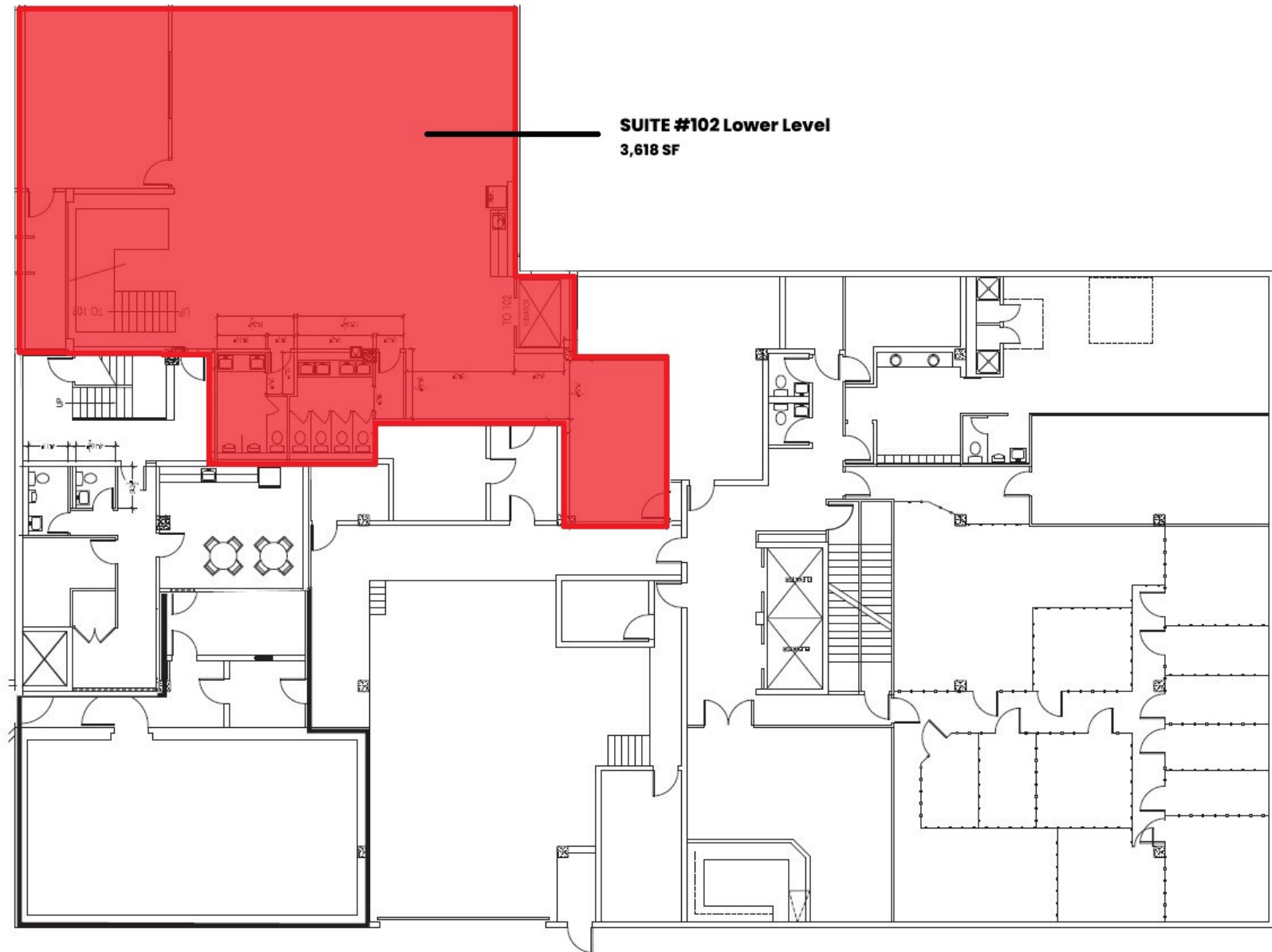
LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,444 - 5,454 SF	Lease Rate:	\$23.00 - \$25.00 SF/yr

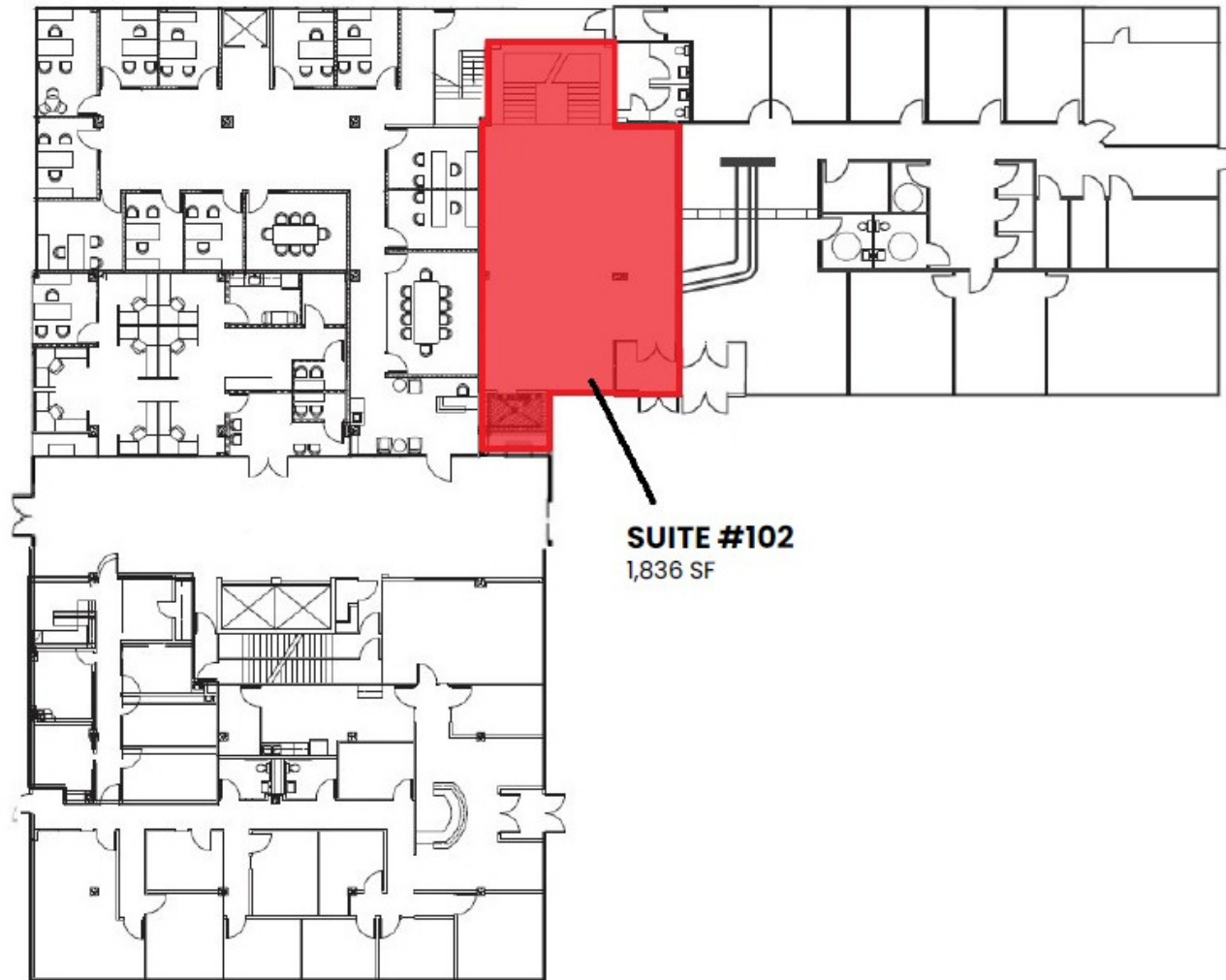
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 325	4,189 SF	Full Service	\$23.00 - \$25.00 SF/yr	Available 8/1/2026
Suite 330	3,008 SF	Full Service	\$20.00 SF/yr	Subleased Through 10/31/2026
Suite 340	1,828 SF	Full Service	\$20.00 SF/yr	Subleased Through 10/31/2026
Suite 620	2,319 SF	Full Service	\$23.00 - \$25.00 SF/yr	Available 12/1/2026
Suite 670	2,580 SF	Full Service	\$23.00 - \$25.00 SF/yr	-
Suite 690	2,289 SF	Full Service	\$23.00 - \$25.00 SF/yr	-

BASEMENT FLOOR PLAN

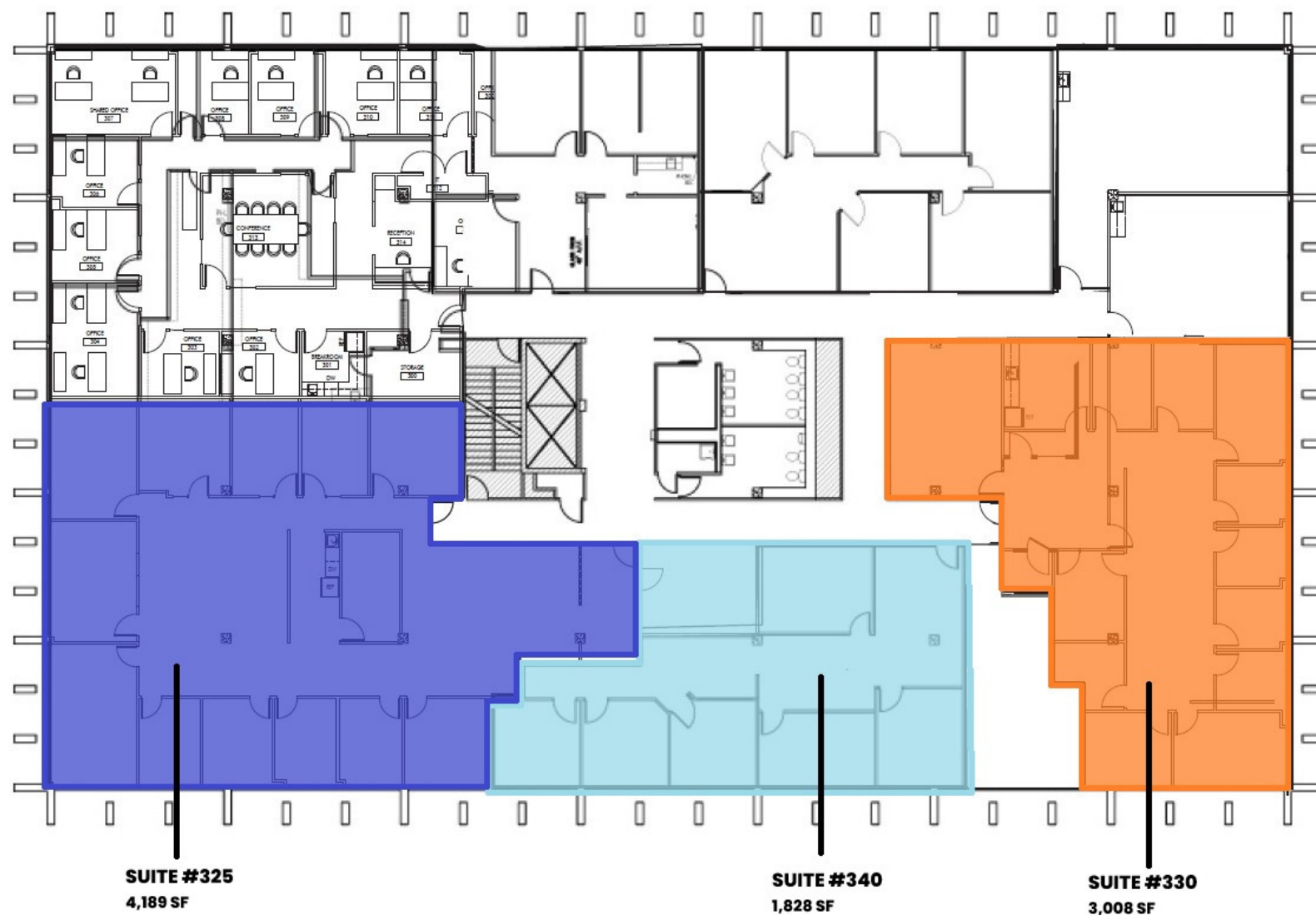


1ST FLOOR

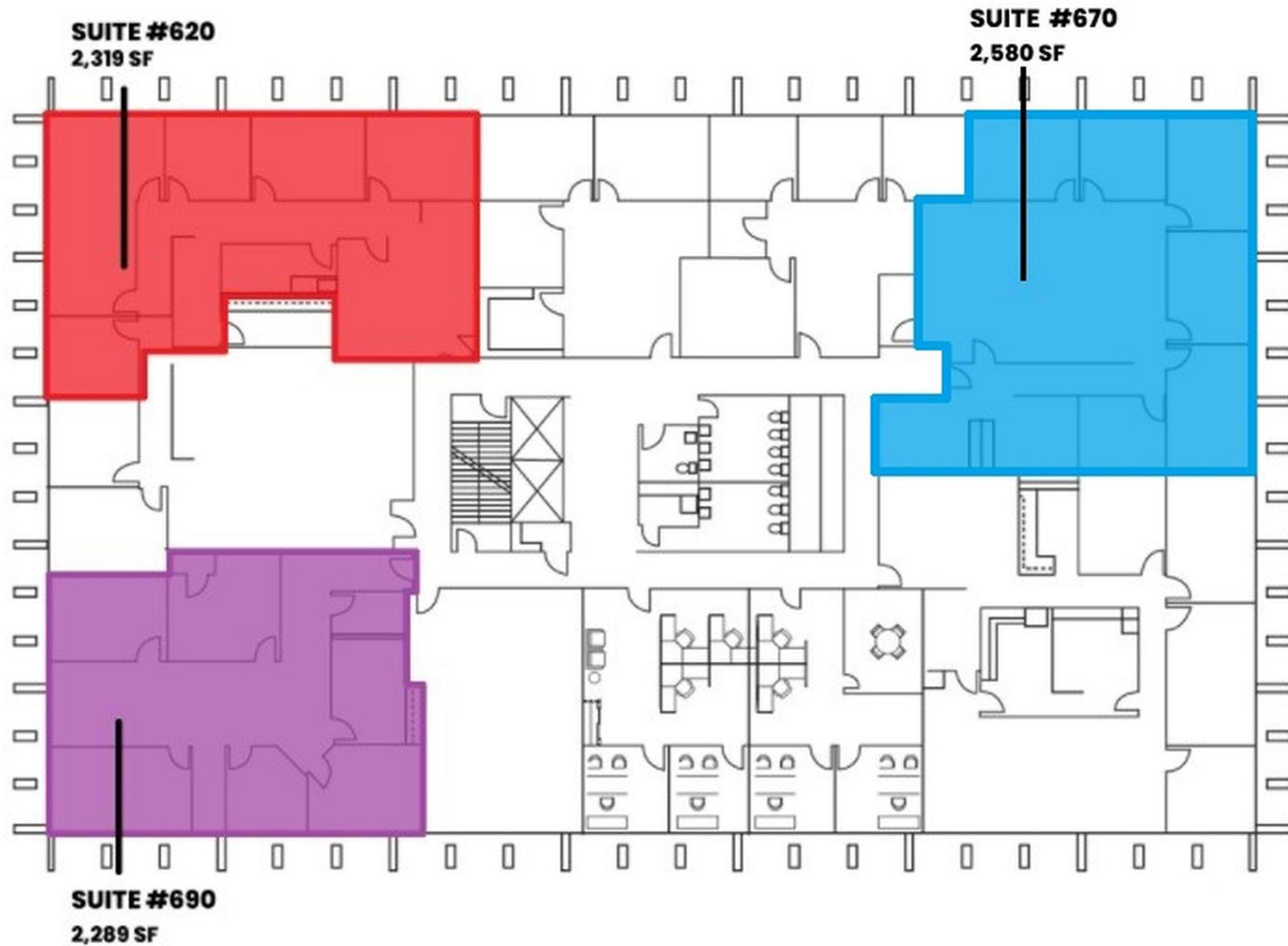


SUITE #102
1,836 SF

3RD FLOOR



6TH FLOOR





SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com