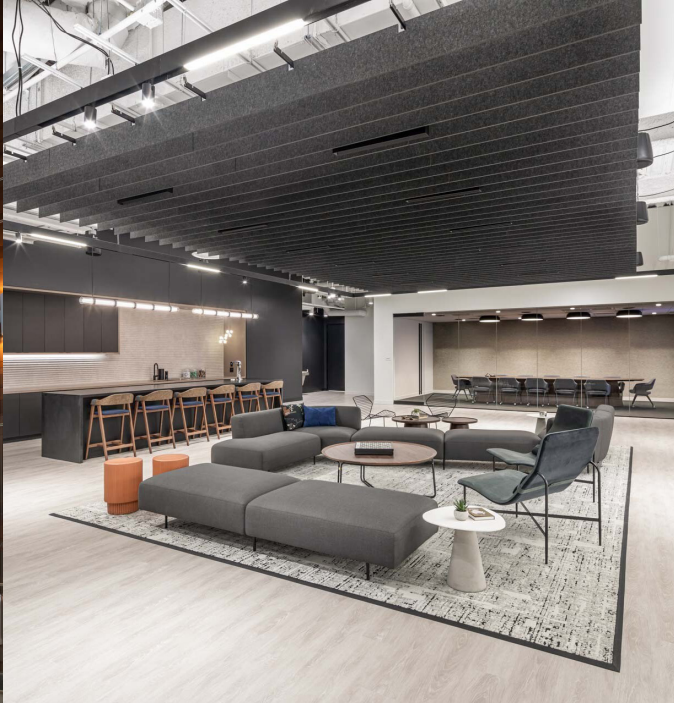


FOR SUBLEASE AT

TABOR CENTER





TABOR CENTER





This sublease is positioned within the distinguished 30-story Tabor Center, offering furnished office space in the heart of Downtown Denver. Building tenants enjoy access to premium amenities including downtown's largest parking garage with 1,700 spaces, professional conference facilities, and an inviting shared lounge area. The sought-after downtown location offers seamless connectivity to Union Station, the 16th Street Mall, and an impressive collection of dining and entertainment venues throughout LoDo and the Central Business District.

BUILDING AMENITIES

- Large training room
- Multiple conference rooms
- Shared lounge
- Showers and lockers
- Access to Colorado Athletic Club (fitness rooms, yoga, pilates, spin, and a 4-lane lap pool)
- Large parking garage with dual ingress/egress points
- Bike garage with a repair station
- Variety of restaurants within walking distance
- Immediate access to an RTD bus stop and easy access to Union Station for the Light Rail



Suite: 660



Size: 4,035 SF



LXD: 1/31/2028



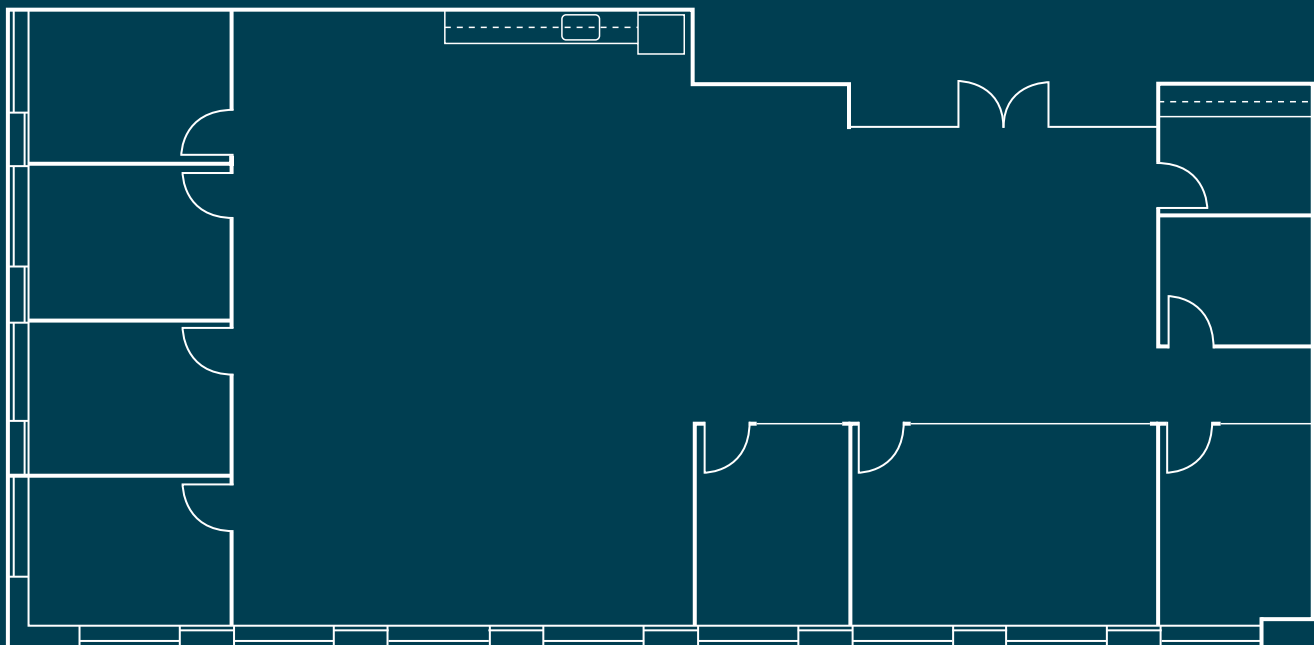
Furniture: Available

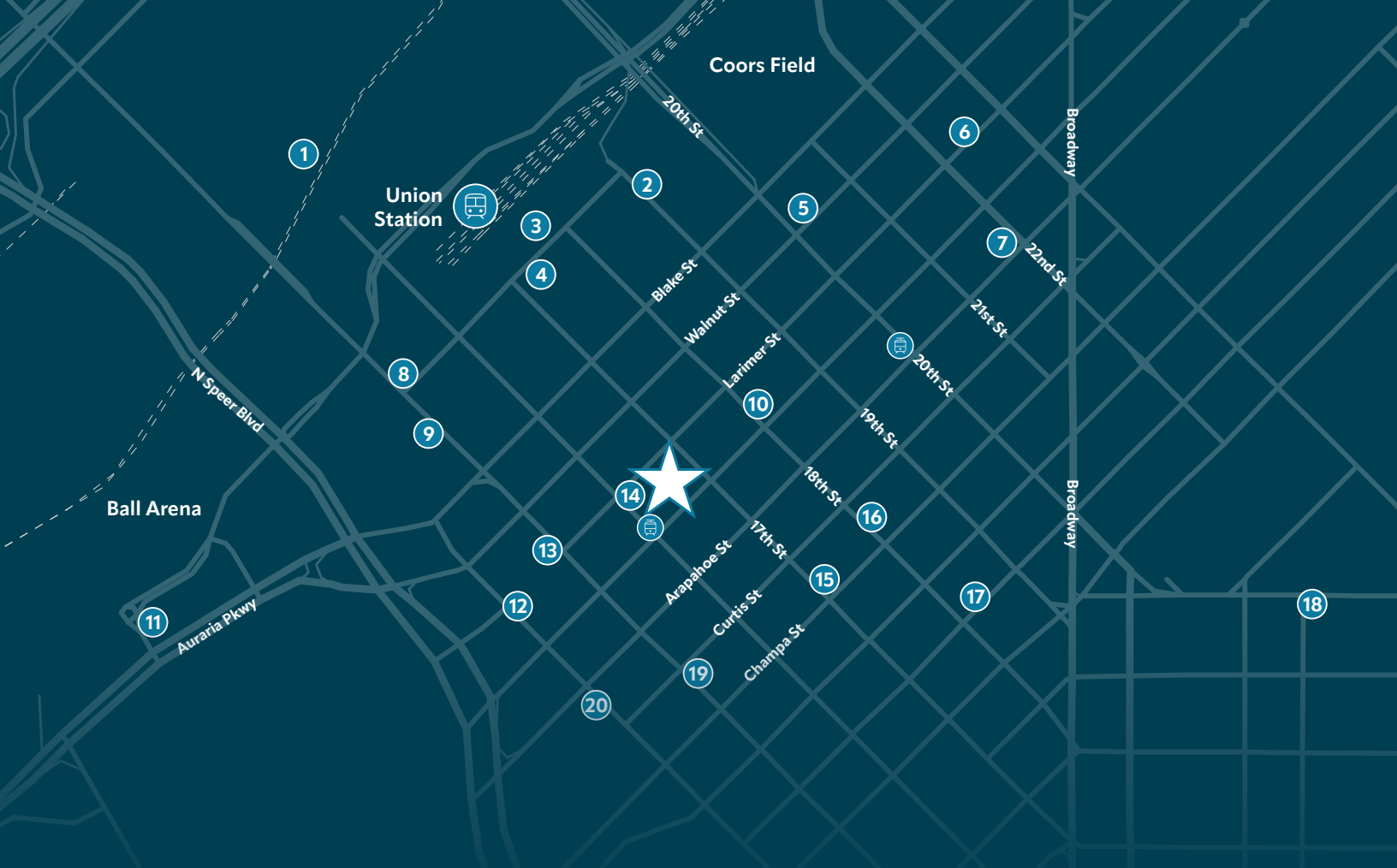


Rate: Negotiable



Parking: 1/1,000





NEARBY AMENITIES

- | | | |
|------------------------------|---|----------------------------|
| 1. Hello Darling | 8. Fogo de Chão
Brazilian Steakhouse | 14. The Cheesecake Factory |
| 2. Tom's Watch Bar | 9. A5 Steakhouse | 15. Panzano |
| 3. Hopdoddy Burger Bar | 10. Holey Moley Golf Club | 16. Syrup Downtown |
| 4. JINYA Ramen Bar | 11. Brooklyn's At Ball Arena | 17. Guard and Grace |
| 5. Viewhouse Ballpark | 12. Tamayo by Chef Richard Sandoval | 18. Coperta |
| 6. La Diabla Pozole y Mezcal | 13. Ocean Prime | 19. Sam's No. 3 |
| 7. The Lobby | | 20. Dazzle Denver |

FOR MORE INFORMATION, PLEASE CONTACT

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