



Plug & Play Opportunity with High End Finishes

SUBLEASE RATE: BEST LEASE RATE ON COLORADO BLVD

PROPERTY OVERVIEW

Building Size:	138,716 SF
Suite 725:	8,595 SF Divisible to 2,870 RSF)
Suite 702:	2,870 RSF

PROPERTY FEATURES

- **Sublease term through March 31st, 2029 / Longer term on a direct lease**
- Walk to numerous restaurants and retail
- Unparalleled Western Views
- All FF&E included
- New tenant finishes

PROPERTY/AREA DETAILS

Building amenities include a conference room, full-service bank, upgraded common areas, and future renovations will add restaurant and balcony space

For more information, please contact:

TRENT RICE
Vice President
303.884.9922
TRice@PinnacleREA.com

Pinnacle Real Estate Advisors
One Broadway Suite A300 Denver, CO 80203
303.962.9555 | www.pinnaclearea.com



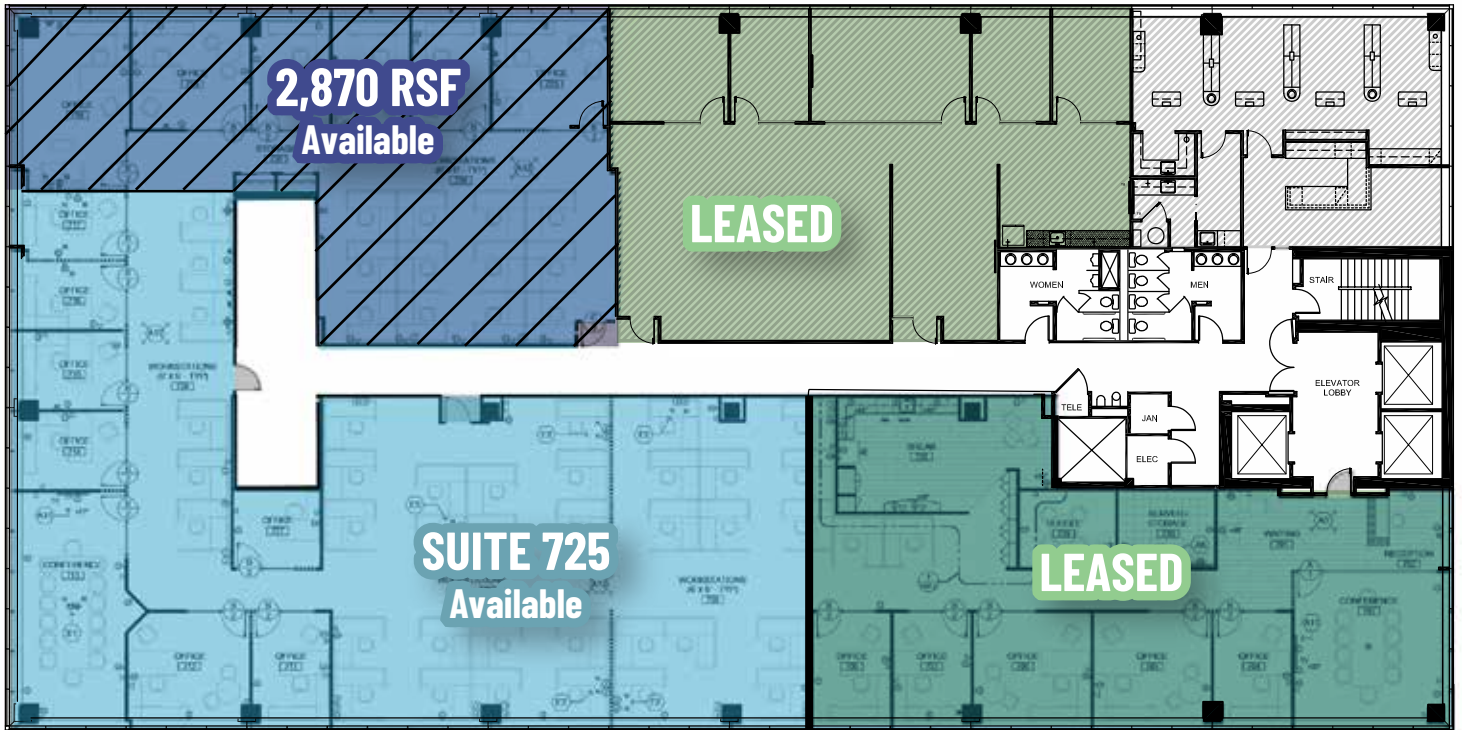
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LEASE INFORMATION

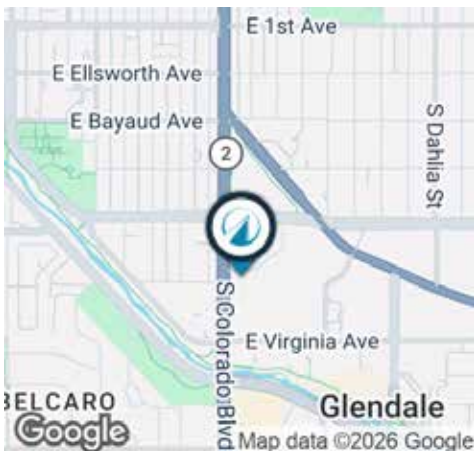
Lease Type:	Full Service	Lease Term:	March 31, 2029
Entire Space:	8,595 RSF	Lease Rate (Full Service):	\$20.00 SF
Divisible To:	2,870 RSF	FFE	Included

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AREA DEMOGRAPHICS:



Population

1 Mile	968
3 Mile	4,758
5 Mile	21,011



Households

1 Mile	580
3 Mile	2,817
5 Mile	11,738



Average HH Income

1 Mile	\$193,550
3 Mile	\$182,353
5 Mile	\$159,991

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