



# Brick & Timber Sublease: Discover LoDo's Charm

**1444 WAZEE ST  
DENVER, COLORADO**

## Space Available

5,446 RSF

## Rental Rate

\$32.00/SF, FSG

## Term

Through June 2026

## Office for Sublease

### Property Highlights

- Exposed brick & timber space with great natural light
- Dog friendly building
- Prime location with easy access in & out of downtown and to public transportation
- In close proximity to Larimer Square, 16th Street Mall and Union Station

*For information, please contact:*

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*Director*

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### Caroline Nowack

*Transaction Manager*

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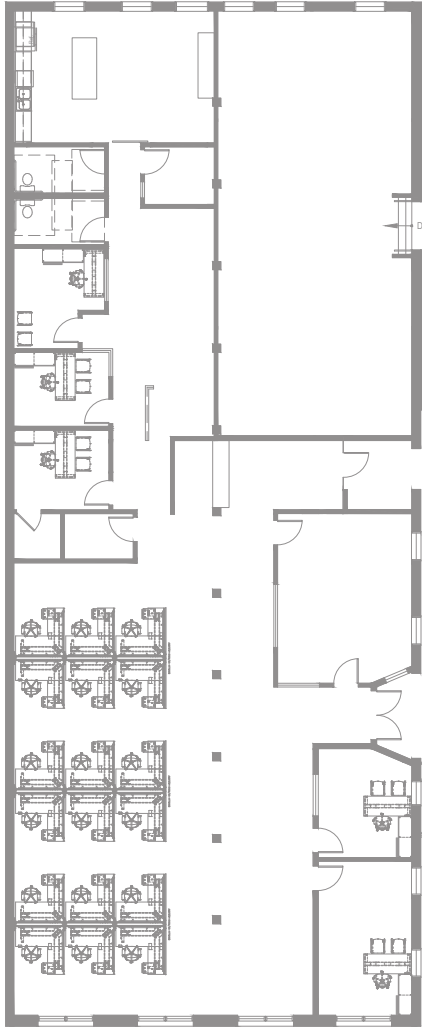
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# NEWMARK

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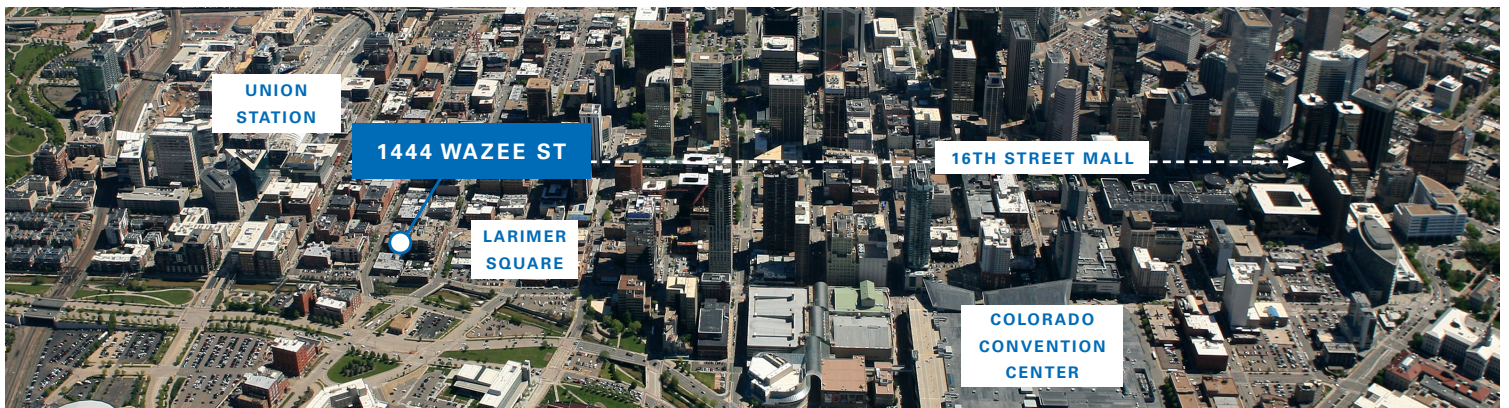


### Space Program

Workstations: 18

Offices: 5

Conference Rooms: 1



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