

4704

HARLAN ST

DENVER, CO 80212

\$21 – \$23 SF/YR (FULL SERVICE)

LEASE RATE



FORMER BANK SPACE

8 DRIVE-THROUGH LANES



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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	4704 Harlan St Denver, CO 80212
Lease Rate	\$21-\$23 FS
Main Bank Space	1,444 SF
Building Size	110,948 SF
Drive Through Lanes	8

PROPERTY DESCRIPTION

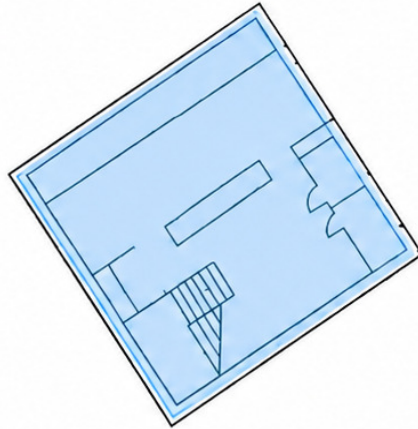
The Lakeside Office Park, a prominent building in Northwest Denver, features a highly sought-after bank drive-thru with eight drive-thru lanes and an intact safe. This unique property is ideally located off I-70 at the Harlan Street exit, providing excellent visibility and accessibility. The building, formerly a bank, still retains its vaults and safes, offering potential for financial institutions or businesses needing secure storage. Positioned on a hard corner with a signalized intersection, the site benefits from significant traffic flow and proximity to numerous retail amenities. The property also includes modern mechanical systems updated in 2020 and is available for lease at \$21-\$23 per SF FS.

- Former Bank Building – Vault and Safes still in place
- Located on Hard Corner – Signalized Intersection
- Convenient location with immediate access to I-70
- Drive-Thru Available
- New Mechanical Systems in 2020
- Ideal for financial services, medical, office, or secure records/storage users seeking visibility and direct access

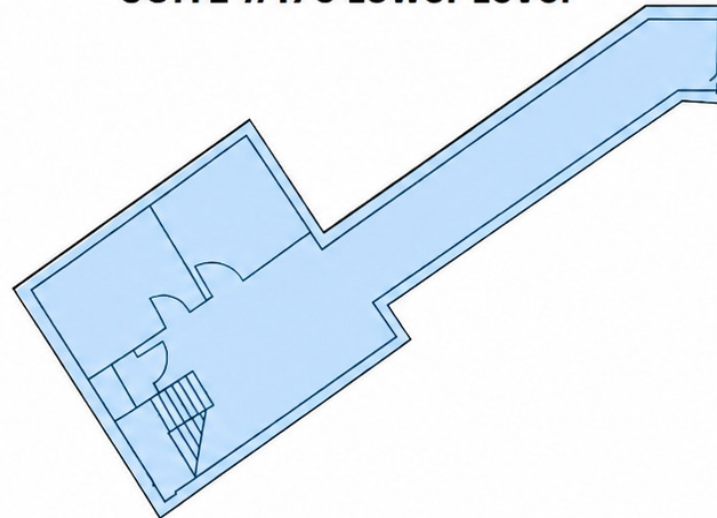


FLOOR PLANS

SUITE #175 Main Level



SUITE #175 Lower Level



LOCATION **MAP**



DENVER AT-A-GLANCE

Denver Metro Area 2025 NATIONAL RANKINGS

3rd

City Where
Millennials
Are Moving
(SmartAsset)

5th

Best Place
to Live
(USA Today)

3rd

Highest Rate of
Entrepreneurship
(GoDaddy)

11th

Most Educated
Metro Area
(WalletHub)

17th

Best Job
Market
(Common Sense
Institute)

6th

Highest Airport
Traffic In the
World at DIA
(Denver Post)

7th

Healthiest City
in America
(WalletHub)

3rd

Highest
Number of VC
Deals
(York IE)

Denver MSA Population 2025-2050

(METRO DENVER EDC)

2025: 3.4M (5% since 2020)

2030: 3.6M (6% projected since 2025)

2035: 3.8M (12% projected since 2025)

2040: 3.9M (16% projected since 2025)

2045: 4.0M (19% projected since 2025)

2050: 4.1M (22% projected since 2025)

3.6%

Unemployment
Rate (Nov-25)
(U.S. Bureau of Labor
and Statistics)

56.5%

Population With At
Least A Bachelor's
Degree
(Census.gov)

97

Walk Score
Downtown
Denver -
Walker's Paradise
(Walk Score)

86

Rider Score
Downtown
Denver -
Rider's Paradise
(Walk Score)

93

Biker Score
Downtown
Denver -
Biker's Paradise
(Walk Score)



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