

1490 LAFAYETTE ST

Denver, CO 80218



PROPERTY HIGHLIGHTS

- Suite 103 comes with two offices, conference room, open work area, private bathrooms
- Great location near Downing & Colfax with many amenities nearby
- \$4 million into building upgrades over the past 4 years. Historic building, courtyard, private secure entrance
- Excellent for attorney's office, architect, engineer, artist, tech firm, consulting, communication, financial planners & advisors
- Live/Work apartments with large open floorplans and high ceilings, original hardwood flooring and fireplaces, and all the modern amenities you know and love - air conditioning, washer and dryer, dishwashers. Off Street Parking and Storage available for an additional cost.
- CoListed with Jordan Strauss-Laureate, Ltd. Residential Rental License 2023-BFN-0015786

OFFERING SUMMARY

| | |
|--------------------------|----------------------------|
| Office Suite Lease Rate: | \$9.95 SF/yr (NNN) |
| Available SF | 105A-460 SF & 103-2,088 SF |
| Expenses | \$8.75 SF 2026 |
| Building Size: | 41,609 SF |
| Live/Work Suites Rate | \$2,295/mo - \$2,750/mo |
| Live/Work Suite Size | 1,100-1,600 Sf |
| Live Work Layout | Various Configurations |



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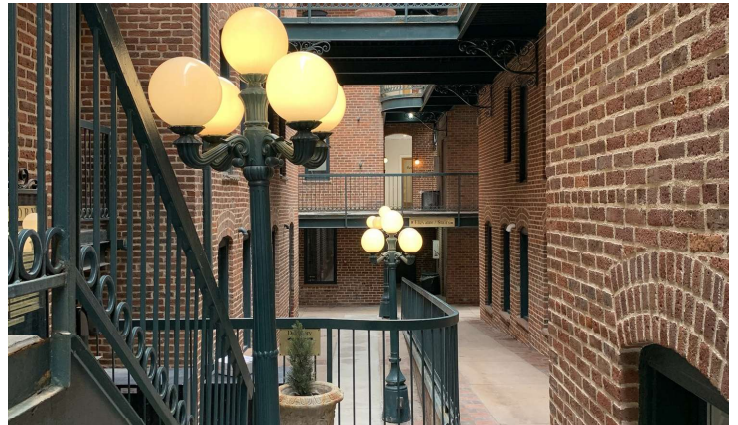
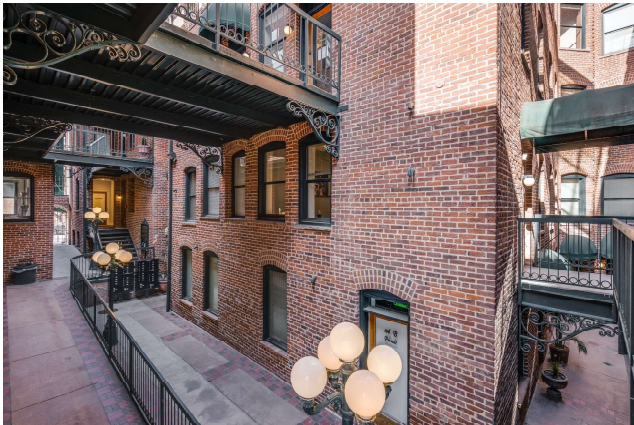
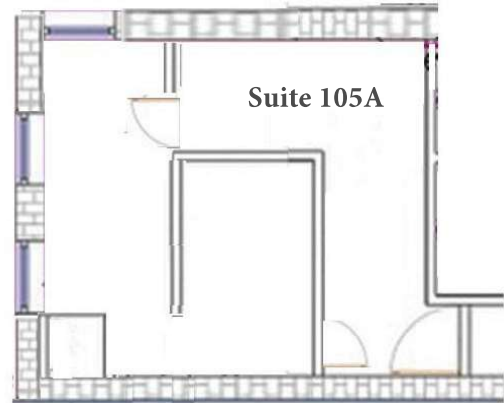
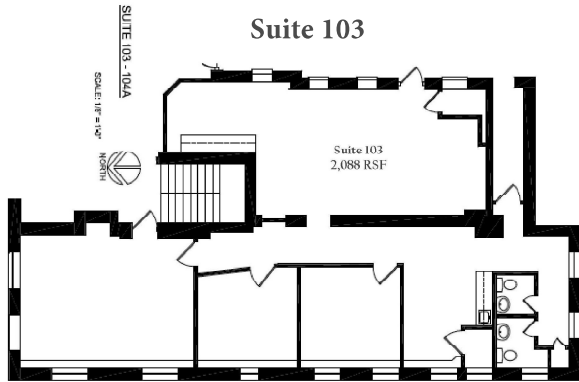
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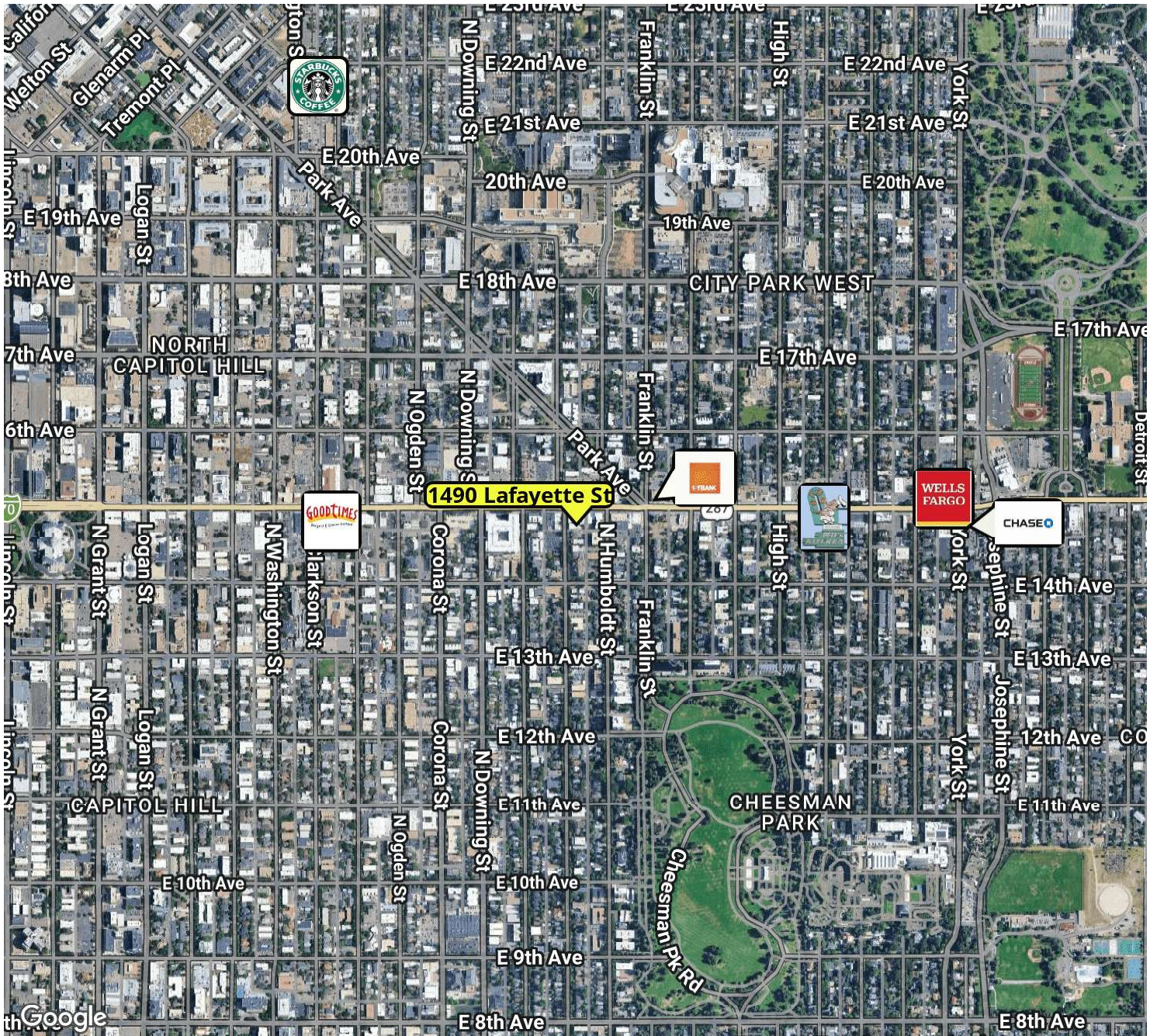
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