



The Quad at Lowry - Bldg 1

**7351 E. LOWRY BOULEVARD
DENVER, COLORADO**

Space Available

Suite 210: 2,485 RSF
Suite 310: 14,431 RSF

Lease Rate

\$31.00/RSF Gross

Operating Expenses

\$12.50/SF (2026 Est.)

Parking Ratio

4.8 : 1,000 RSF

Year Built

2000

OFFICE SPACE FOR LEASE

Property Highlights

- Walkable to Lowry Town Center, Lowry Dining District and Boulevard One
- Space available has a combination of private offices and open areas
- Easily accessible to a strong talent pool of diverse employees in the surrounding areas
- Monument signage available on Lowry Boulevard
- Building fitness room, showers & lockers, and building break/lunch room
- Surrounded by numerous parks and trail systems

For information, please contact:

Pete Staab

Senior Managing Director
t 303-260-4346
pete.staab@nmrk.com

Perry Villanueva

President - Abacus Companies
t 303-618-4321
pvillanueva@abacus-companies.com

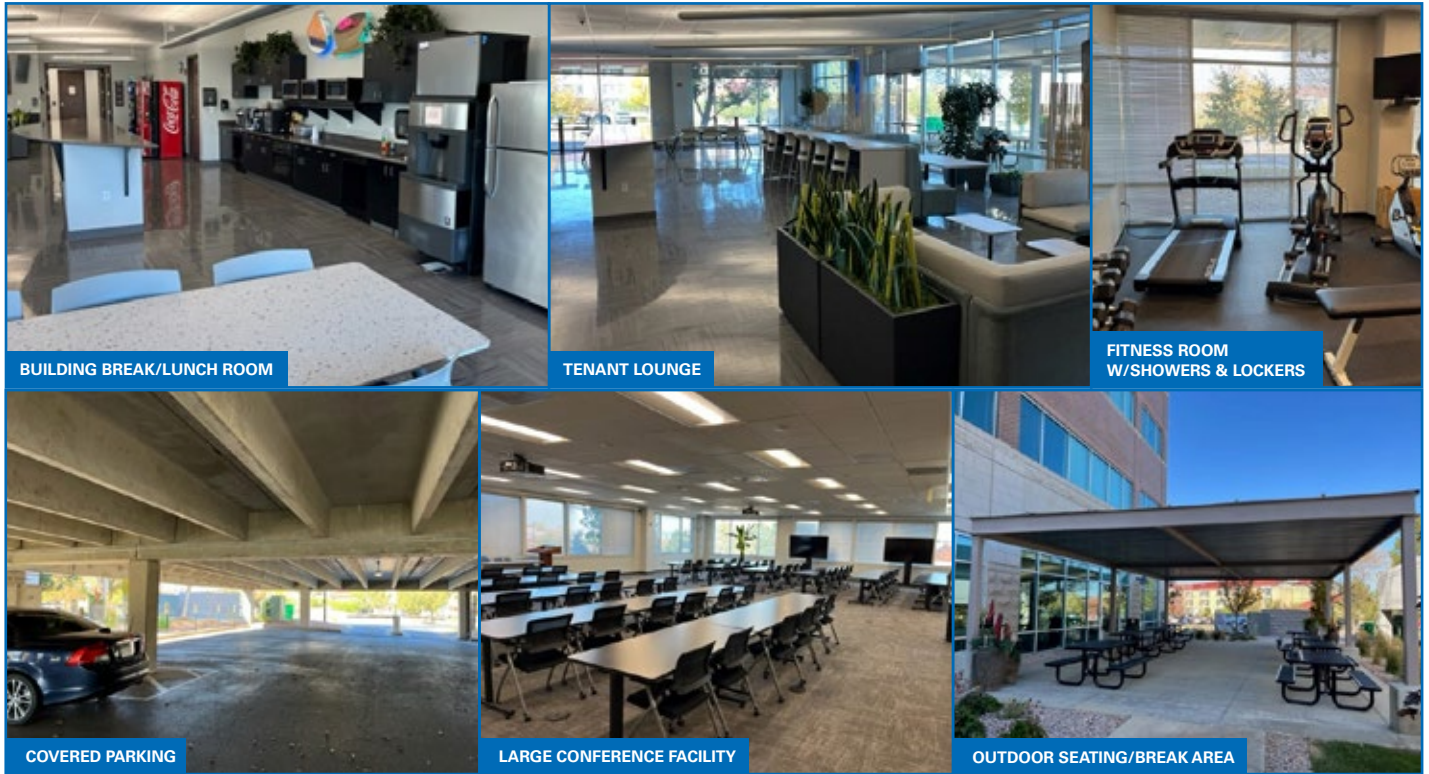
1800 Larimer Street, Suite 1700,
Denver, CO 80202

NEWMARK

nmrk.com

THE QUAD AT LOWRY/7351 E. LOWRY BOULEVARD

Common Area Amenities

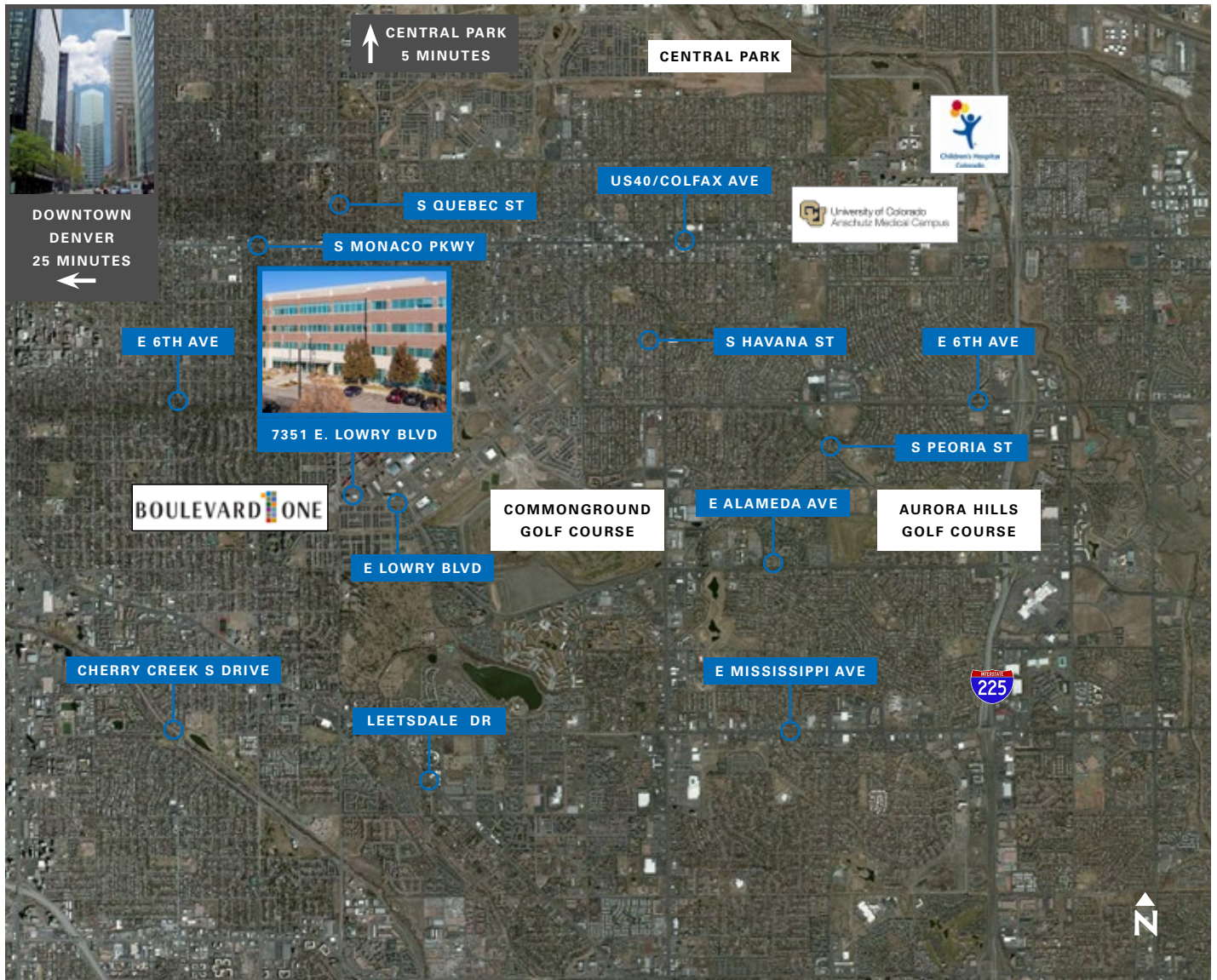


THE QUAD AT LOWRY/7351 E. LOWRY BOULEVARD

Neighborhood Photos



Location Aerial



THE QUAD AT LOWRY/7351 E. LOWRY BOULEVARD

Amenities Aerial



For information, please contact:

Pete Staab

Senior Managing Director
t 303-260-4346
pete.staab@nmrk.com

Perry Villanueva

President - Abacus Companies
t 303-618-4321
pvillanueva@abacus-companies.com

1800 Larimer Street, Suite 1700,
Denver, CO 80202

NEWMARK

nmrk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.