



Office Space for Lease  
**194 – 4,578 SF**  
Available



**1177 Grant Street**  
Denver, CO 80203

### Property Overview

- Cost effective office space in the middle of Cap Hill Neighborhood on the corner of 12th and Grant Street.
- Garden level and third floor suites available.
- Shared Conference Room and Kitchenette.
- Reserved surface parking for \$100 / month.
- Flexible Terms Available.

### Availability

|           |          |
|-----------|----------|
| Suite 102 | 413 SF   |
| Suite 104 | 780 SF   |
| Suite 106 | 194 SF   |
| Suite 300 | 1,000 SF |
| Suite 304 | 797 SF   |
| Suite 306 | 710 SF   |
| Suite 308 | 684 SF   |

**Lease Rate: \$16.00/SF Gross**

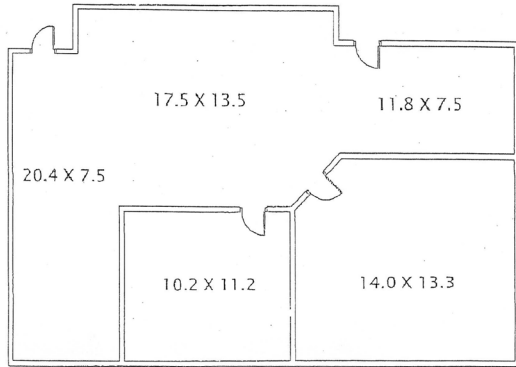
For more information:

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dan@malmancr.com

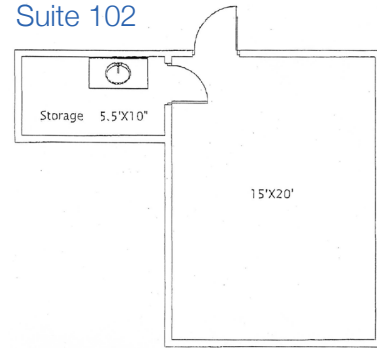
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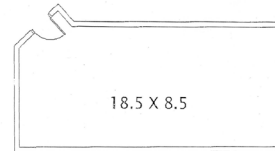
Suite 104



Suite 102

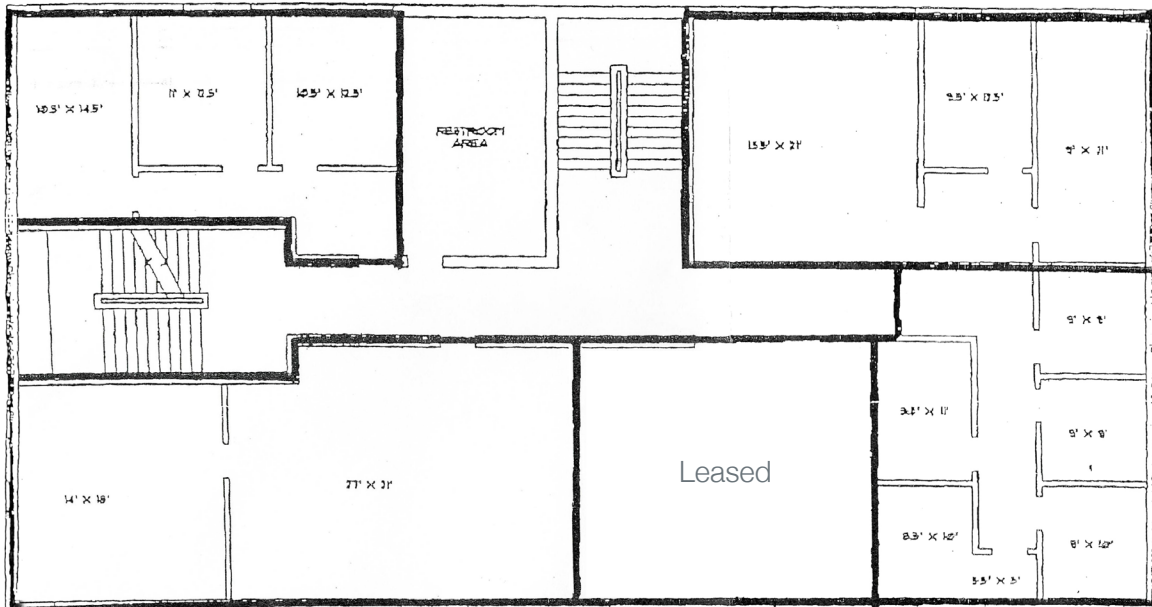


Suite 106



Suite 308

Suite 306



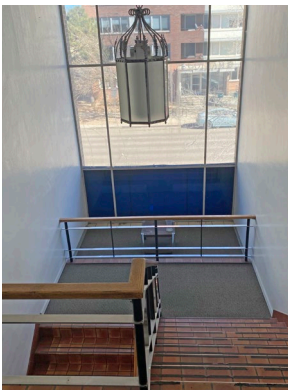
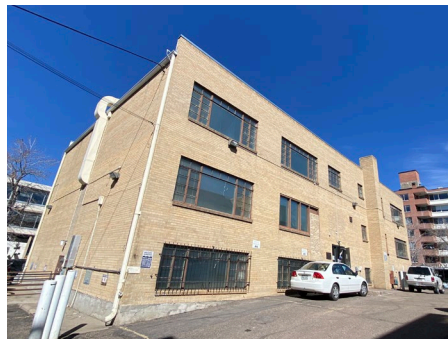
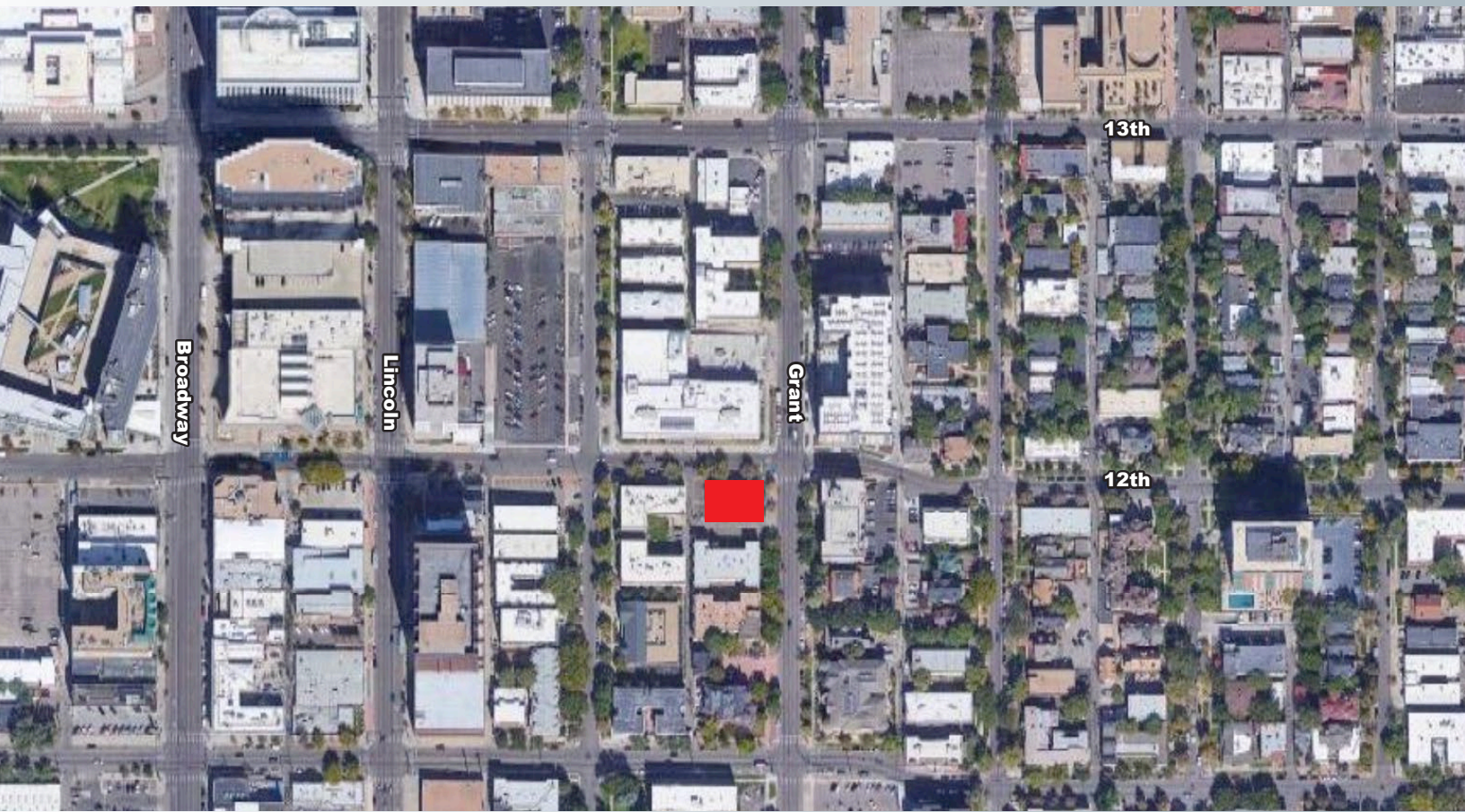
Suite 300

Suite 304

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