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## BUILDING FEATURES

Location:	1730 Blake Street Denver, CO 80202
Building Size:	57,800 SF
Available Space:	Suite L-100—382 SF Suite 250(Raw)— 5,888 SF Suite 305 — 2,803 SF (can be combined with 2,800 sf sublease Basement Storage
Lease Rate:	\$17.00 to \$20.00
Terms:	1-5 years
Parking:	18 spaces

### COMMENTS:

- \* Great Lodo location (2 blocks from Union Station)
- \* Building signage potential
- \* Elevator identity
- \* Flexible terms
- \* Remodeled common areas and exterior in 2006
- \* Brick building with exposed brick and timber
- \* Many Lodo retail/restaurant amenities within walking distance.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

## TURNKEY SPACE AVAILABLE



### FOR MORE INFORMATION, PLEASE CONTACT

John Fairbairn  
Greg Titus  
Rick Giarratano



[www.denverofficespace.com](http://www.denverofficespace.com)

1873 S. Bellaire Street  
Suite 1200  
Denver, Colorado 80222  
T 303.765.4344  
F 303.226.4770