

OFFICE FOR LEASE



CHASE TOWER

333 W. HAMPDEN AVENUE
ENGLEWOOD, CO 80110

HIGHLIGHTS

- Located in the heart of the Englewood City Center.
- RTD Englewood Station and Park-N-Ride within walking distance.
- Building has been completely updated.
- Building amenities include fitness center with locker rooms, free to tenants; conference rooms, on-site management, storage and abundant parking.
- Retail tenants include FedEx, Chase Bank, Chipotle and At the Beach.
- Highly visible location at the corner of Hampden and Cherokee.
- Great views of Downtown Denver and the mountains.
- Swedish Medical Center is east of the building.
- Easily accessible by I-25, Highway 285 & 85 (Santa Fe Drive) and Federal Blvd. (88).



\$19.00—\$21.00 Full Service Rate
Full service lease rate - all expenses included.

PROPERTY STATISTICS

	<u>BUILDING</u>		<u>SITE</u>
SIZE	126,715	SITE SIZE	1.721 acres
YOC	1970	PARKING	Surface
MATERIALS	Concrete	ZONING	Commercial General

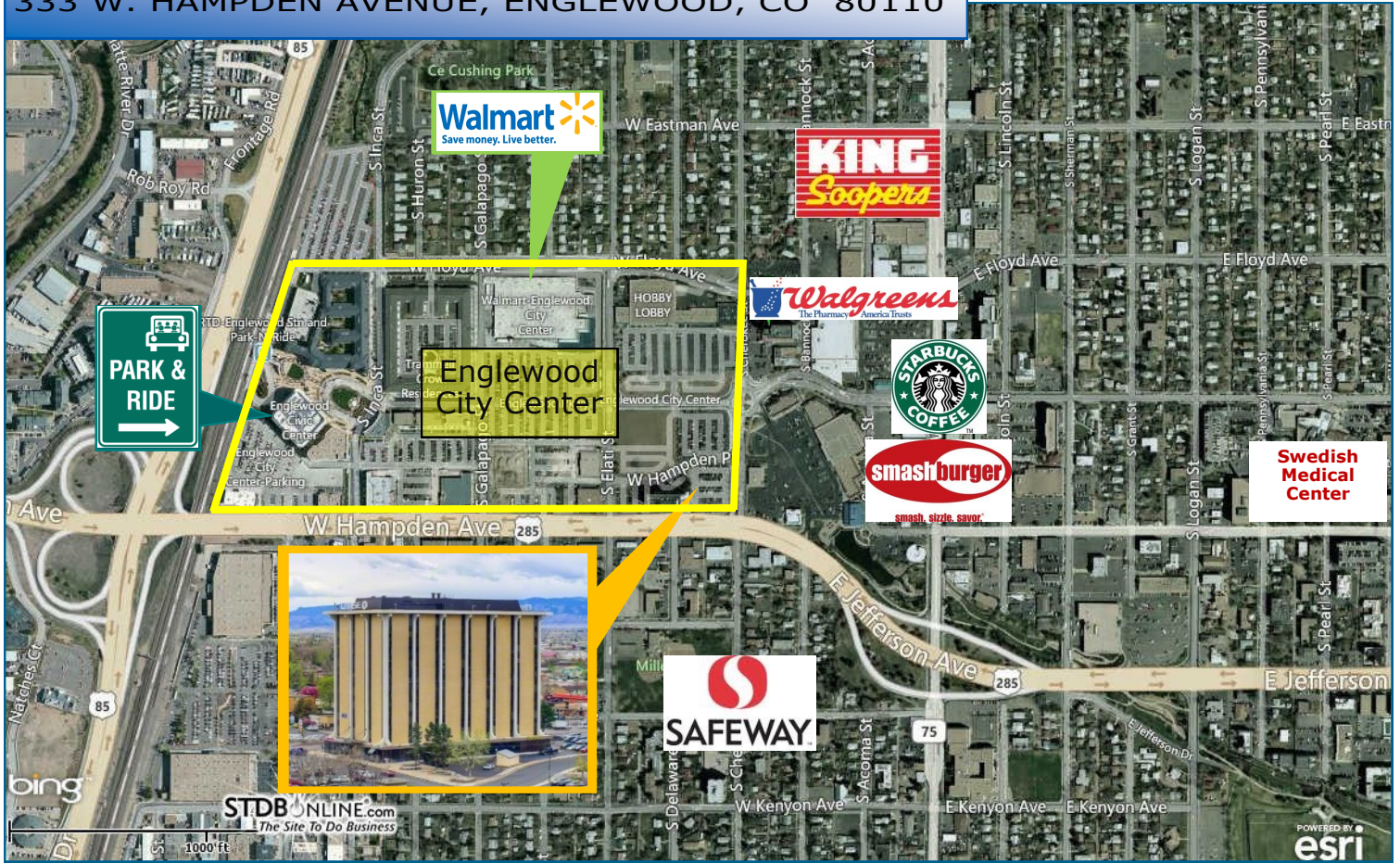
FOR MORE INFORMATION, PLEASE CALL:

John V. Propp, CCIM—303/692/1816
6565 S. Dayton St., Suite 3000,
Greenwood Village, CO 80111

learn more at www.JohnProppCommercial.com



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COMMON CONFERENCE ROOM

Walkability Score

92 out of 100 - A walker's paradise!

Near Loaf N Jug, Big Lots, GNC, Walmart, Safeway and more.

Traffic Counts

Hampden east of Broadway is traveled by 53,778 vehicles per day.

Hampden east of Cherokee is traveled by 62,550 vehicles per day.

Broadway south of Hampden is traveled by 33,581 vehicles per day.

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.