



AVISON
YOUNG



Building Size
111,103 SF



Year Built
1973



Parking Ratio
3.00/1,000 SF



Lease Rate
\$22.00 - \$23.00/
FSG



Floors
Eleven (11)



**On-site property
manager**



**Mountain
views**



**Multiple size
common
conference rooms**



**Heated covered
parking available**



**On-site EV
charging stations**



4 blocks from
Interstate 25



15 minute walk
to Colorado
Station



20 minute walk to
Infinity Park



Proximate to
Cherry Creek
multi-use trail



Walk score of 89,
very walkable

Restaurants

- | | |
|------------------------------|-------------------------|
| 1. Einstein Bros. Bagels | 13. Zero Degrees Denver |
| 2. Crave Mediterranean Grill | 14. Ajinoya Ramen |
| 3. Modern Market Eatery | 15. Arby's |
| 4. Thai Pan | 16. Black Eyed Pea |
| 5. Smash Burger | 17. Noodles & Company |
| 6. Raising Canes | 18. Poke Concept |
| 7. McDonald's | 19. Jamba |
| 8. Wahoos Fish Taco | 20. IHOP |
| 9. Qdoba Mexican Eats | 21. Safeway |
| 10. Good Times Burgers | 22. Nothing Bundt Cakes |
| 11. Thai Pot Café | 23. Hacienda Colorado |
| 12. Meet Fresh | 24. Taco Bell |

Hotels

- | | |
|-------------------------|-----------------------------|
| 1. Hampton Inn & Suites | 4. Courtyard by Marriott |
| 2. Belcaro Motel | 5. Fairfield Inn & Suites |
| 3. Hyatt Place | 6. La Quinta Inn by Wyndham |

**Glendale Entertainment
District**

AMPLE WALKABLE AMENITIES NEARBY



Colorado Station



TOWER 1660



Infinity Park

Colorado Blvd



25

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For more information, please contact:

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