



FOR LEASE

Golden Triangle Office/Retail Suites For Lease

1070 Bannock St | Denver, CO 80204



Off-Street Parking Available!

CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

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UNIQUE PROPERTIES

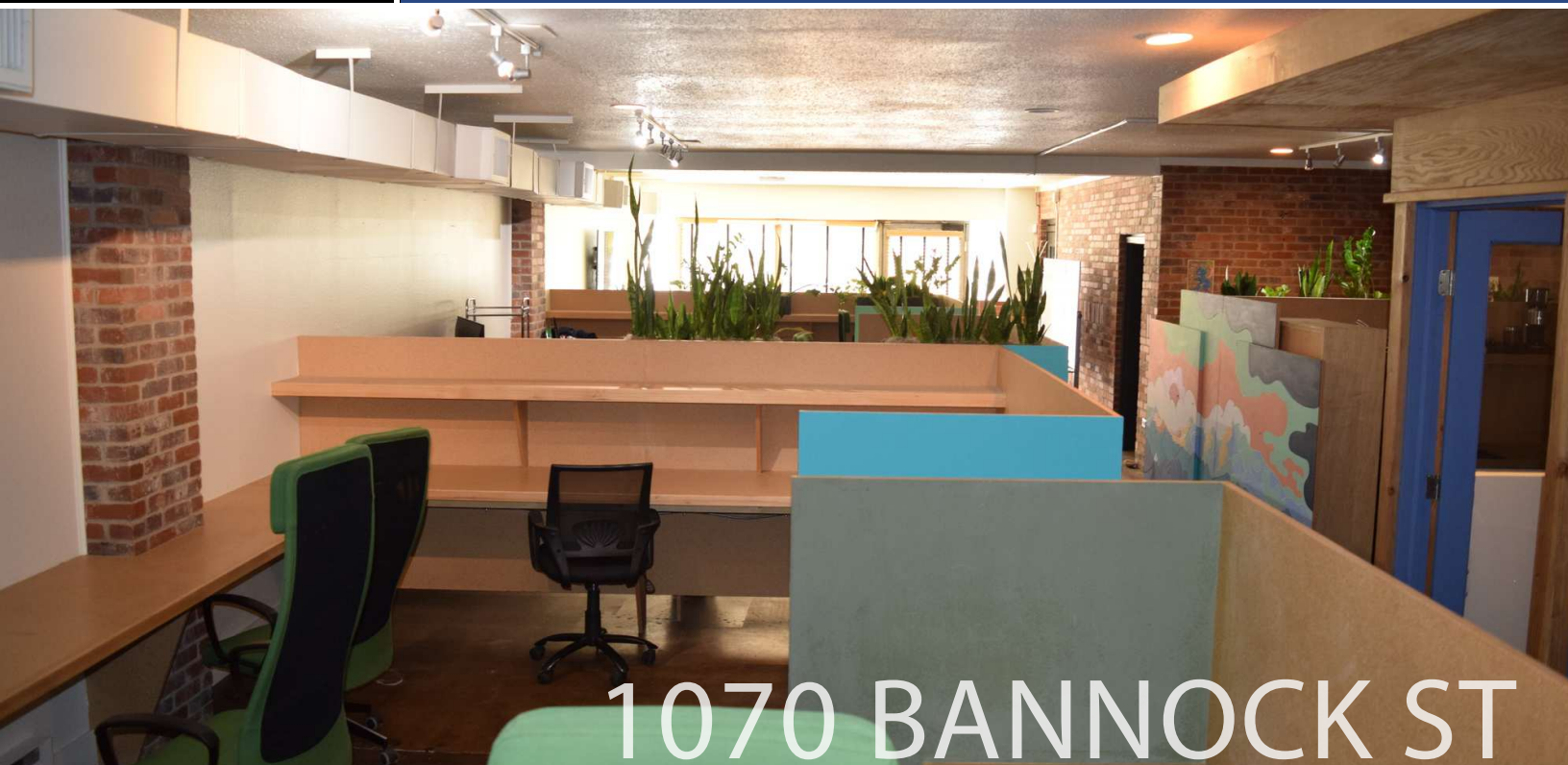
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DENVER, CO 80209

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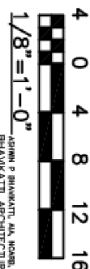
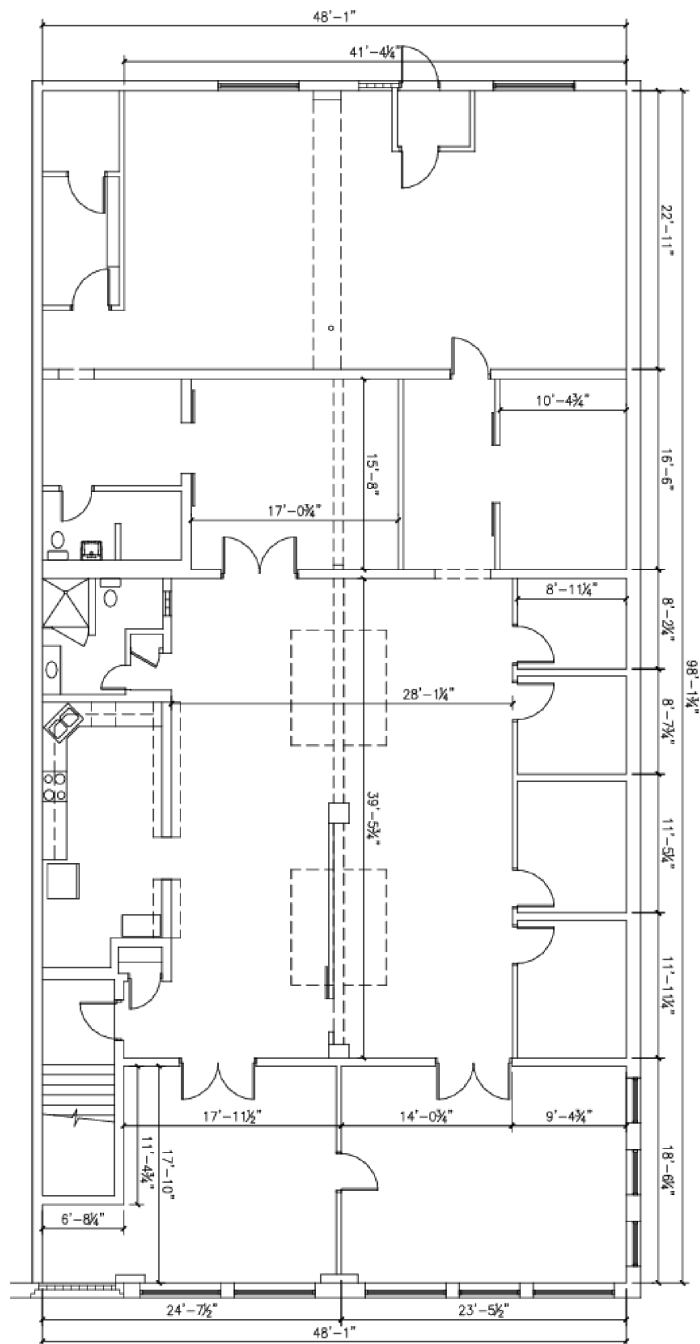


OFFERING SUMMARY

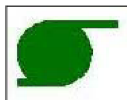
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|----------------------------|--------------------------------|
| Suite #150: | 1,445 SF |
| Suite #100A: | 3,655 SF |
| Suite #250: | 5,000 SF |
| Lease Rate: | \$15.50 - 17.00 SF/yr (NNN) |
| NNN's: | \$6.83 per SF* |
| Off Street Parking: | Yes |
| Building Size: | 14,954 SF |
| Zoning: | D-GT |

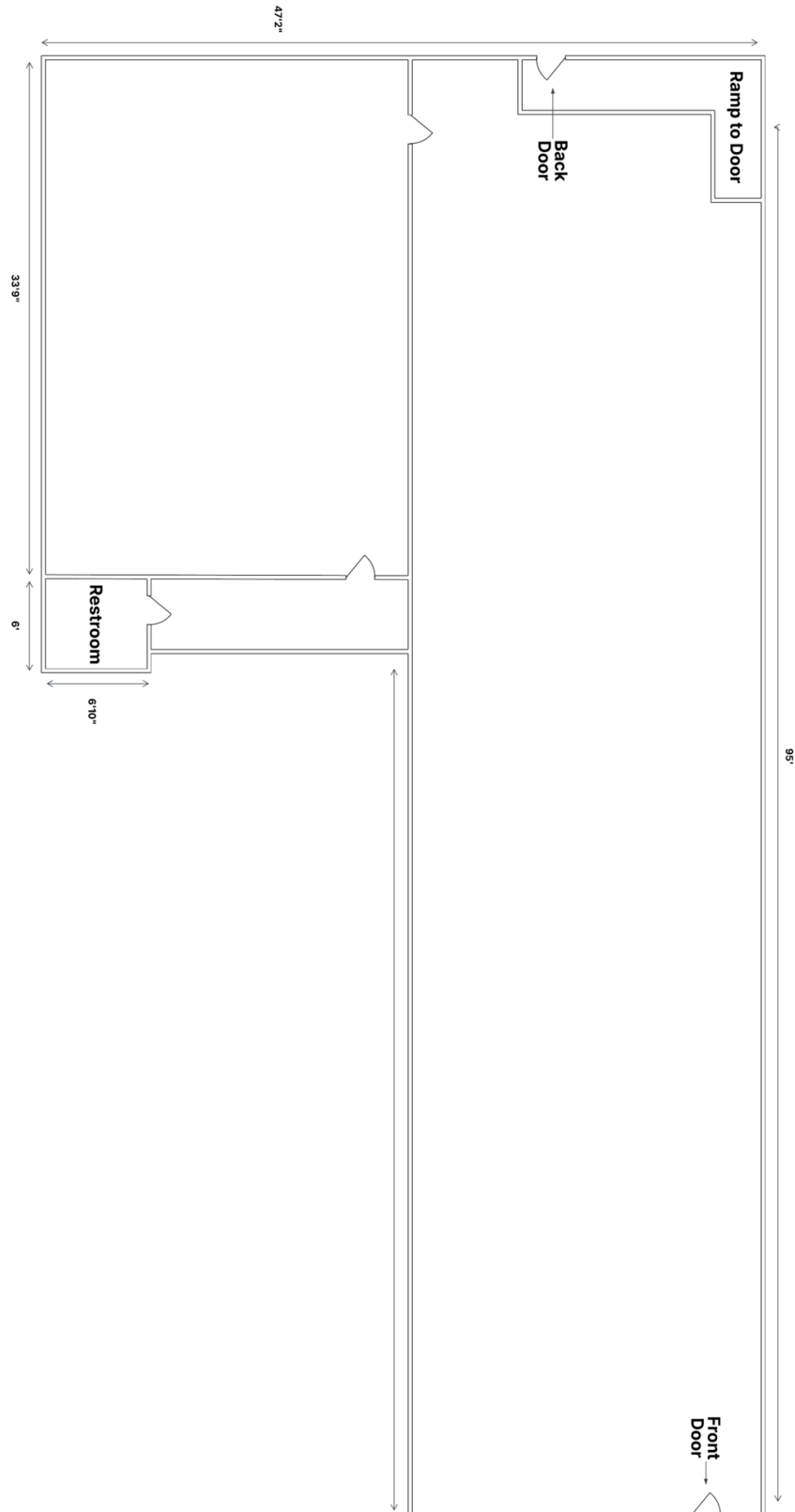
PROPERTY HIGHLIGHTS

- First floor and second floor office/retail suites available.
- Suites 150 & 100A are contiguous for 1,445-5,100 SF
- Low building expenses of just \$6.83/sf (included utilities)
- Off-street parking available
- Suite #150 - 1,445 SF - \$17/sf NNN - ground floor office/retail suite with a kitchen, two private restrooms, open bullpen with workstations and a conference room.
- Suite #100A - 3,655 SF - \$15.50/sf NNN - a wide-open retail space with a storage room and a private restroom.
- Suite #250 - 5,000 SF - \$15.50/sf NNN - a second-floor office suite with a full kitchen, multiple bullpen areas, several private offices and huddle rooms, two conference rooms, two restrooms and a private balcony.

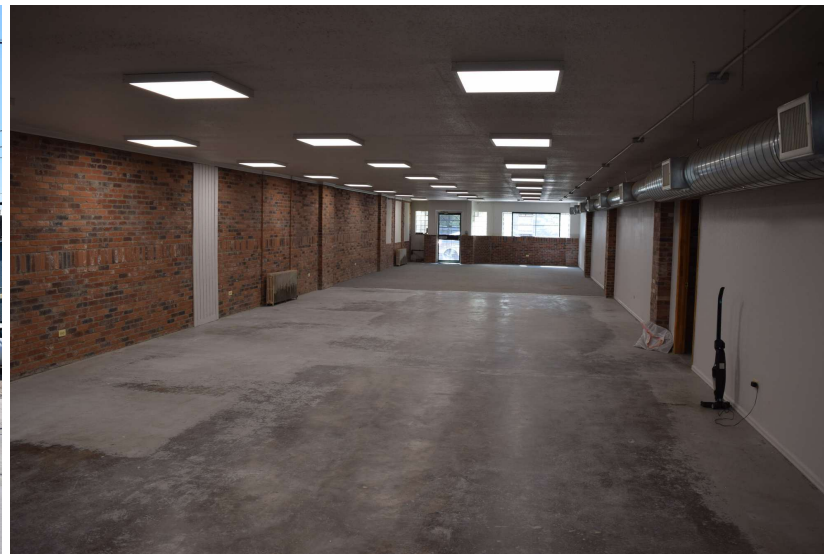


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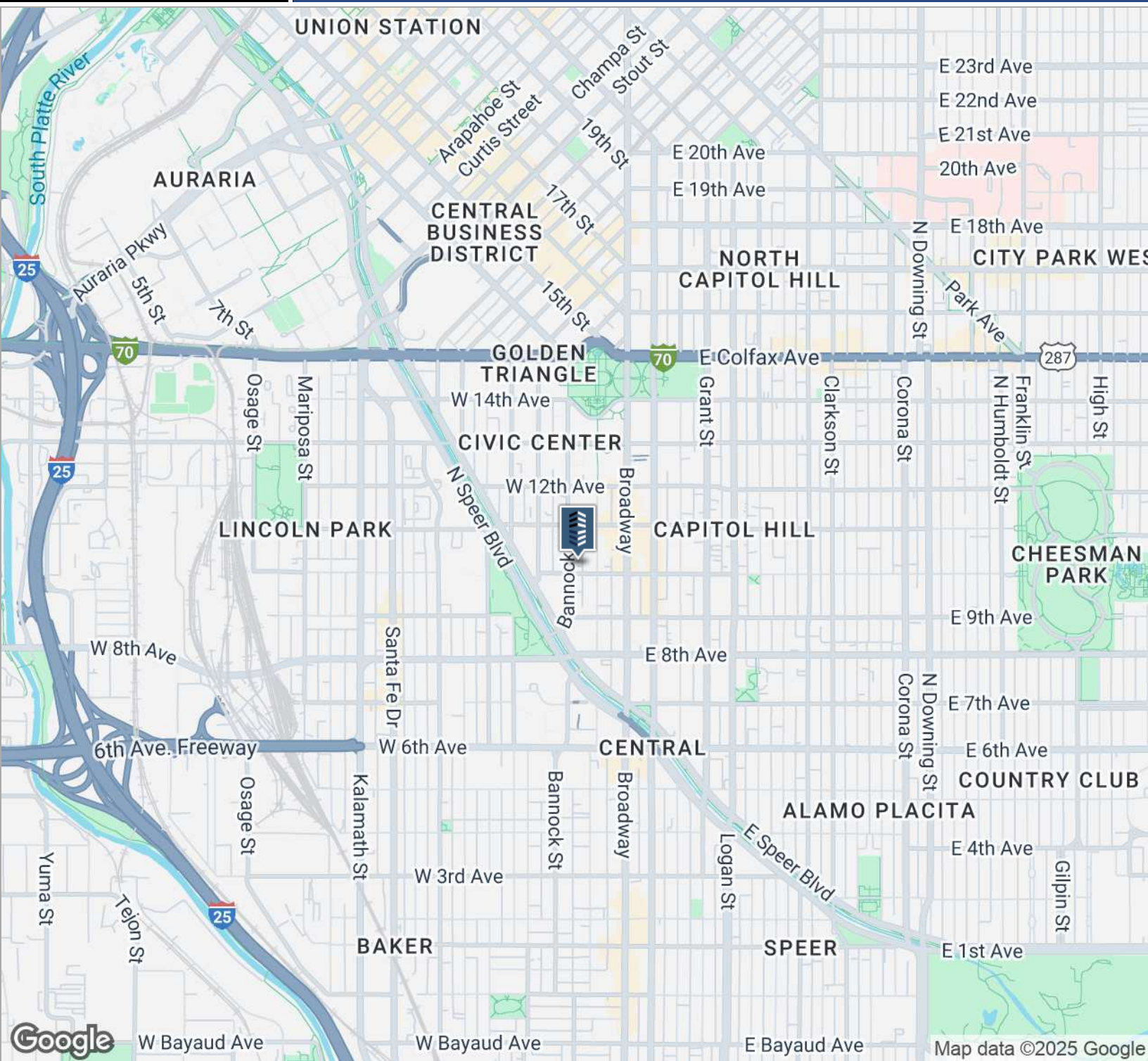




GOLDEN TRIANGLE OFFICE/RETAIL SUITES FOR LEASE



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