



181 E 56TH AVENUE  
DENVER, CO 80216

3 OFFICE SPACES FOR LEASE:

SUITE #201	2,545 RSF
SUITE #502	900 RSF
SUITE #601	2,098 RSF



**AMANDA WEAVER**  
Broker  
951.551.2772  
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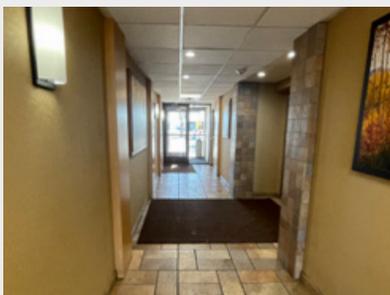
Property Summary

The Silco Building offers professional office suites with sweeping mountain and city views, creating an inspiring work environment for tenants and visitors alike. The property features expansive on-site parking, providing convenient access for both employees and clients.

Interior improvements include updated floor tile finishes throughout the common areas and suites, along with fully functioning window coverings for added privacy and light control. Most suites are equipped with private, in-unit restrooms, while well-maintained common restrooms are located on each floor for additional tenant convenience.



Property Type	Office
County	Adams
GBA	25,316 SF
Parking	Surface   123 Spaces
Parking Ratio	4.00/1,000 SF
# of Stories	6
Year Built	1962





# 201

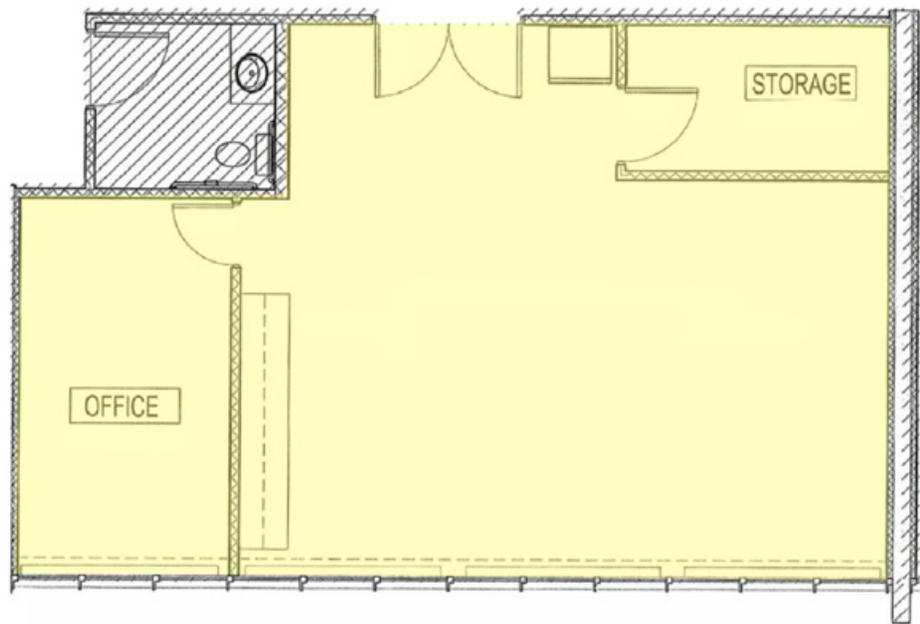
## SUITE



### SUITE #201 - 2,545 SF

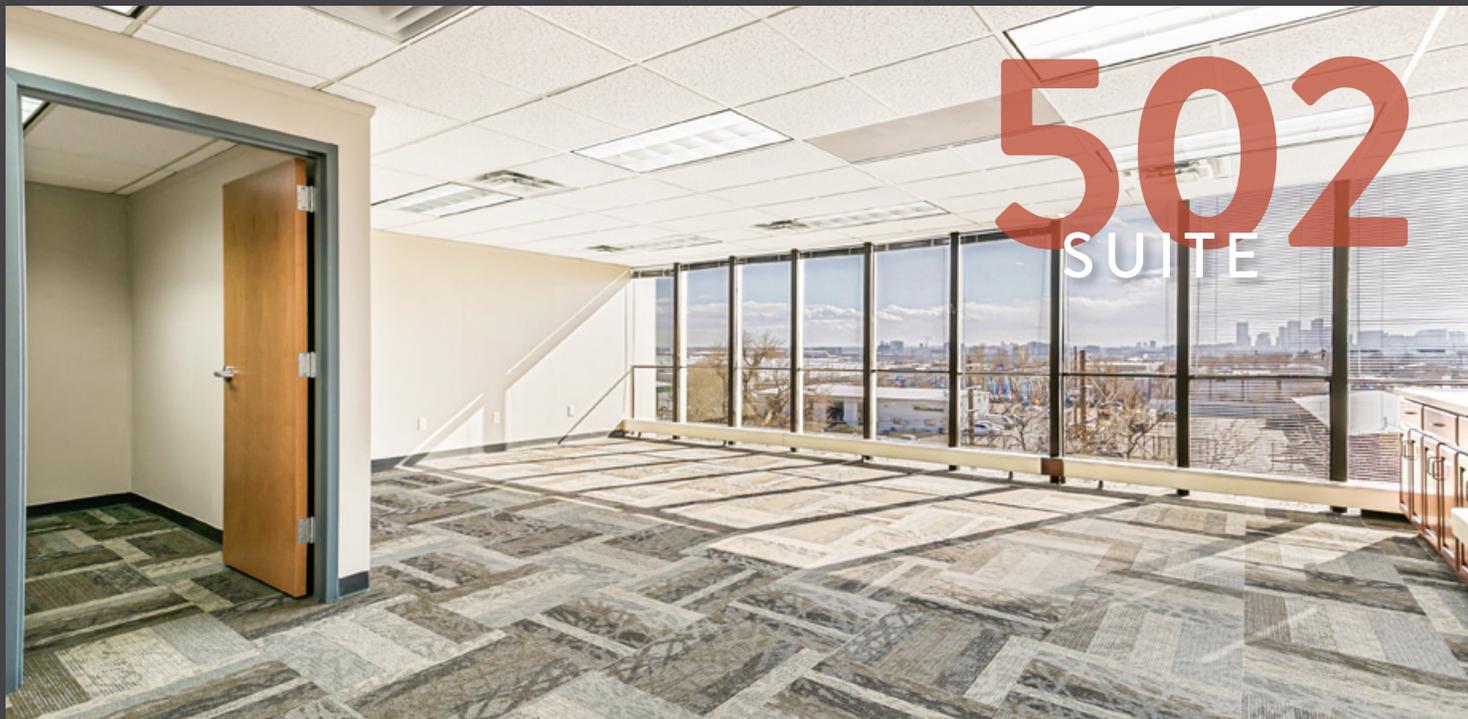
LEASE TYPE	DIRECT
AVAILABLE	ASAP
SUITE #	201
LEASABLE SF	2,545 SF
LEASE RATE	\$15.00/SF/YR
SERVICE TYPE	MODIFIED GROSS
LEASE TERM	1-5 YEARS
SPACE USE	OFFICE
AMENITIES	NATURAL LIGHT, AMPLE PARKING, PRIVATE RESTROOM





## SUITE #502 - 900 SF

LEASE TYPE	DIRECT
AVAILABLE	ASAP
SUITE #	502
RENTABLE SF	900 SF
LEASE RATE	\$15.00/SF/YR
SERVICE TYPE	MODIFIED GROSS
LEASE TERM	1-5 YEARS
SPACE USE	OFFICE
AMENITIES	NATURAL LIGHT, DOWNTOWN & MOUNTAIN VIEWS, AMPLE PARKING





## SUITE #601 - 2,098 SF

LEASE TYPE	DIRECT
AVAILABLE	ASAP
SUITE #	601
LEASABLE SF	2,098 SF
LEASE RATE	\$15.00/SF/YR
SERVICE TYPE	MODIFIED GROSS
LEASE TERM	1-5 YEARS
SPACE USE	OFFICE
AMENITIES	PRIVATE RESTROOM, DOWNTOWN & MOUNTAIN VIEWS, AMPLE PARKING

