

Full Floor Plug & Play Opportunity with High End Finishes

SUBLEASE RATE: AGGRESSIVELY PRICED

PROPERTY OVERVIEW

Building Size:	138,716 SF
Suite 700:	11,911 SF
Suite 790:	2,978 SF

PROPERTY FEATURES

- **Sublease term through March 31st, 2029 / Longer term on a direct lease**
- Walk to numerous restaurants and retail
- Unparalleled Western Views
- All FF&E included
- New tenant finishes

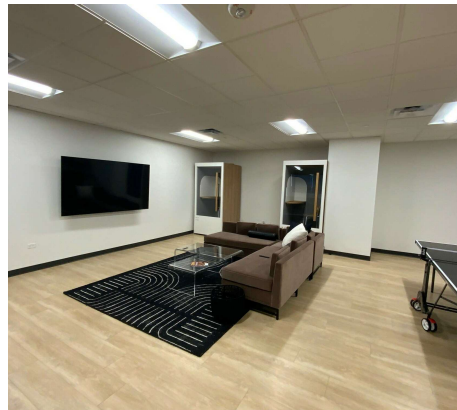
PROPERTY/AREA DETAILS

Building amenities include a conference room, full-service bank, upgraded common areas, and future renovations will add restaurant and balcony space

For more information, please contact:

TRENT RICE
Vice President
303.884.9922
TRice@PinnacleREA.com

Pinnacle Real Estate Advisors
One Broadway Suite A300 Denver, CO 80203
303.962.9555 | www.pinnaclearea.com



For more information, please contact:

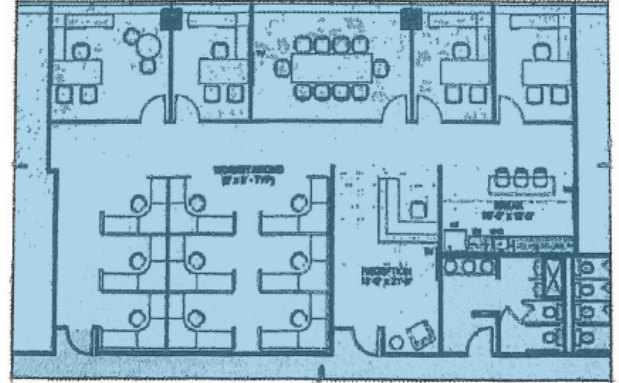
TRENT RICE
Vice President
303.884.9922
TRice@PinnacleREA.com

Pinnacle Real Estate Advisors

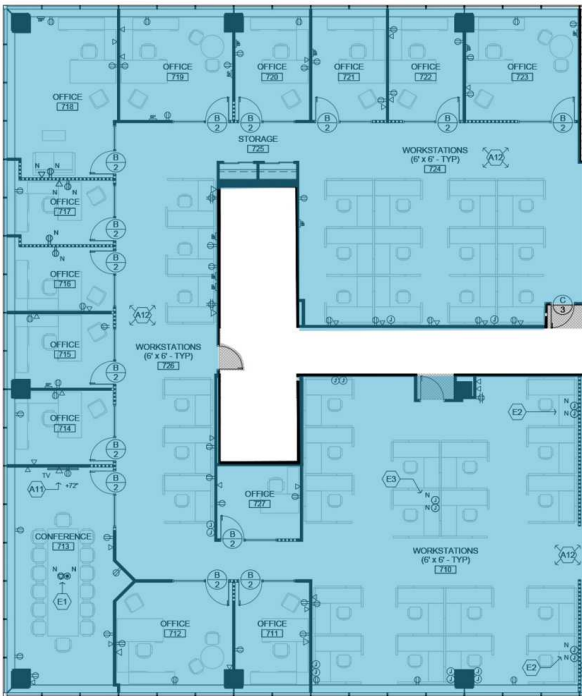
One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.

Suite 790



Suite 700



LEASE INFORMATION

Lease Type:	Full Service
Total Space:	11,911 SF
Total Space:	2,978 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

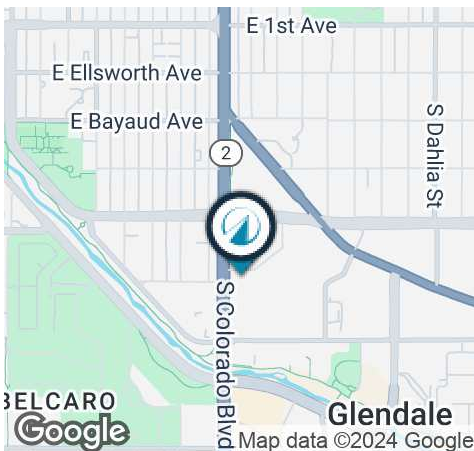
SUITE	TENANT	SIZE	TYPE	RATE
■ Suite 700	Sublease Available	11,911 SF	Full Service	Negotiable
■ Suite 790	Sublease Available	2,978 SF	Full Service	Negotiable

For more information, please contact:

TRENT RICE
 Vice President
 303.884.9922
 TRice@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com



AREA DEMOGRAPHICS:



Population

1 Mile	968
3 Mile	4,758
5 Mile	21,011



Households

1 Mile	580
3 Mile	2,817
5 Mile	11,738



Average HH Income

1 Mile	\$193,550
3 Mile	\$182,353
5 Mile	\$159,991

For more information, please contact:

TRENT RICE
Vice President
303.884.9922
TRice@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.