

# THE CITADEL

3200 Cherry Creek South Drive



## AVAILABILITIES

SUITE	RSF	DESCRIPTION
280	3,296	4 offices, conference, break, reception, open area
360	3,840	9 offices, conference, break, reception, storage room (available 11/1/2020)
660	1,066	1 office, break, open area (available 5/1/2020)
670	4,028	9 offices, conference, break, open area
660 & 670	5,094	10 offices, conference, break, open area (available 5/1/2020)

## BUILDING INFORMATION

Total Space Available:	12,230 RSF
Largest Contiguous:	8,390 RSF
Total Building SF:	130,652 RSF
Floors:	7
Parking:	2.75:1,000 SF \$85/unreserved and \$125/reserved
Lease Rates:	\$39.50-\$40.50/SF Full-Service

## FEATURES

- Class AA office building
- Located in the desirable Cherry Creek Submarket
- Two-level underground parking garage
- Concierge's services
- On-site management
- A 5-minute walk to Cherry Creek Mall
- Panoramic view of the Rocky Mountains & Downtown Denver
- Fitness Center with showers & lockers

