

**OFFICE SPACE
FOR LEASE**



270 St. Paul Street

DENVER, COLORADO

Available Space

6,835 RSF (Full Floor)

Building Class

Class A

Lease Rate:

Market

Tenant Improvements:

Negotiable

Parking Rates:

Covered spaces \$300/mo.; surface lot \$250/mo.

Parking Ratio:

2.63:1,000 SF, 13 spaces in secure area of garage;
5 spaces on alley deck (self-parked, no valet/stackers)

Available

July 1, 2027

Year Built

1998

Operating Expenses:

\$41.00/RSF

Exclusive Outdoor Terraces

(592 RSF on the 2nd Floor)

Property Highlights

- Signature Building
- Rare 6,835 RSF full floor opportunity
- Unparalleled walkability to high-end restaurants, exquisite hotels & Cherry Creek North amenities.

For information, please contact:

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NEWMARK

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CHERRY CREEK NORTH

Signature Building located on the Southeast
Corner of East 3rd Avenue and St. Paul Street



Suite 200

6,835 RSF
(Full Floor)

