

**BELOW MARKET SUBLEASE  
\$12/SF FULL SERVICE!**



**DIAMOND HILL OFFICE COMPLEX  
2490 WEST 26TH AVENUE**

**Denver, CO 80211**



AVAILABLE SF

**7,160 SF**



LEASE RATE

**\$12/SF FSG**



LEASE TERM

**TO 3/2028**

**PROPERTY HIGHLIGHTS**

- Onsite Management
- Covered Parking
- Conference Center
- 24/7 Security
- Unparalleled Access
- Onsite Deli



BUILDING SF

**83,635 SF**



LOT SIZE

**7.39 AC**



PARKING

**3:1,000**

**PROPERTY DESCRIPTION**

Located directly adjacent to Denver's Central Business District and Highlands Neighborhood, Diamond Hill offers tenants the best of both worlds and provides immediate access to Denver's trending hot spots. With four buildings that make up 374,137 SF, Diamond Hill offers the only prime corporate campus in Downtown Denver.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



# LOCATION MAP

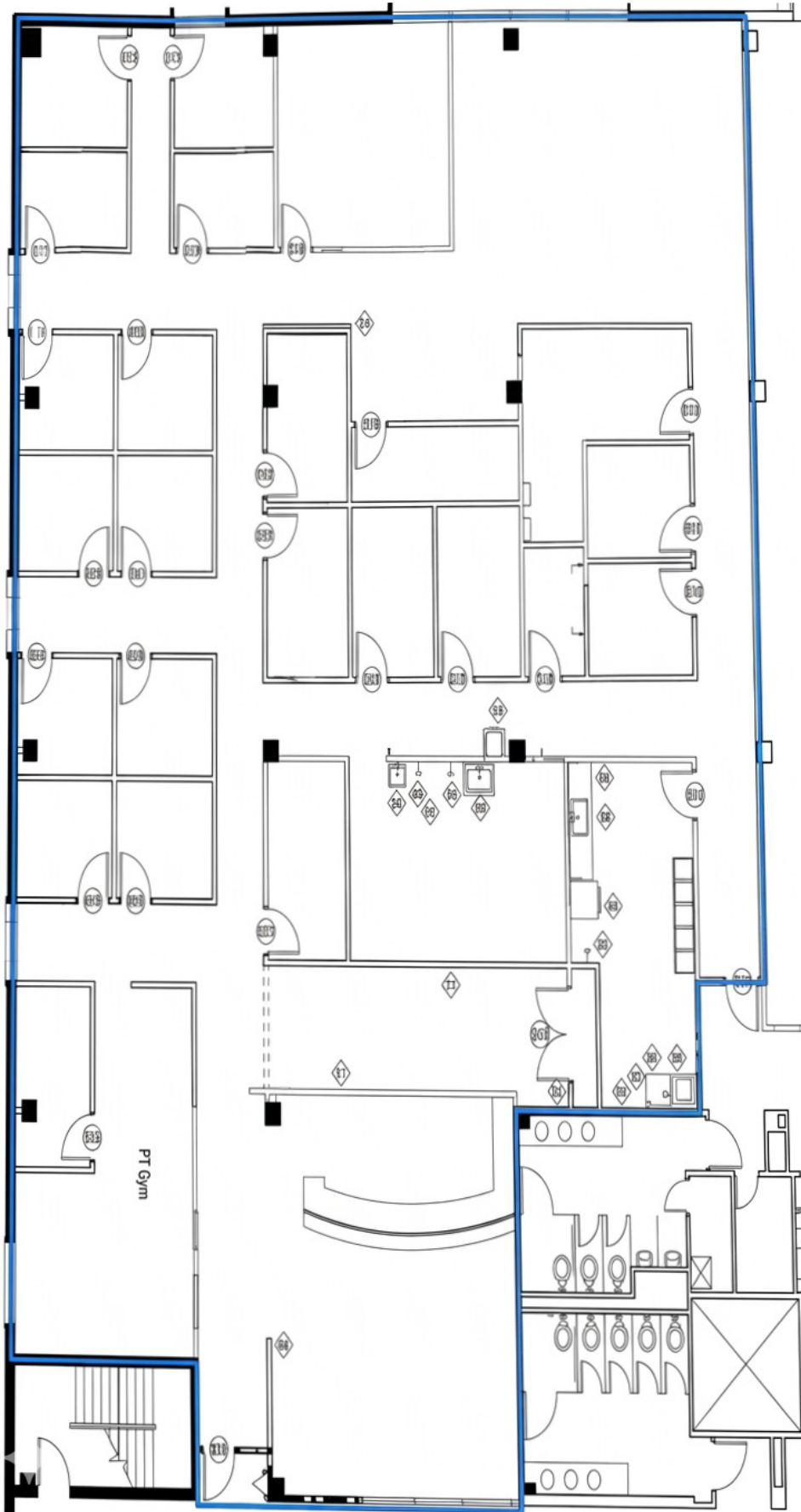


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**MADISON  
COMMERCIAL  
PROPERTIES**

# FLOOR PLAN



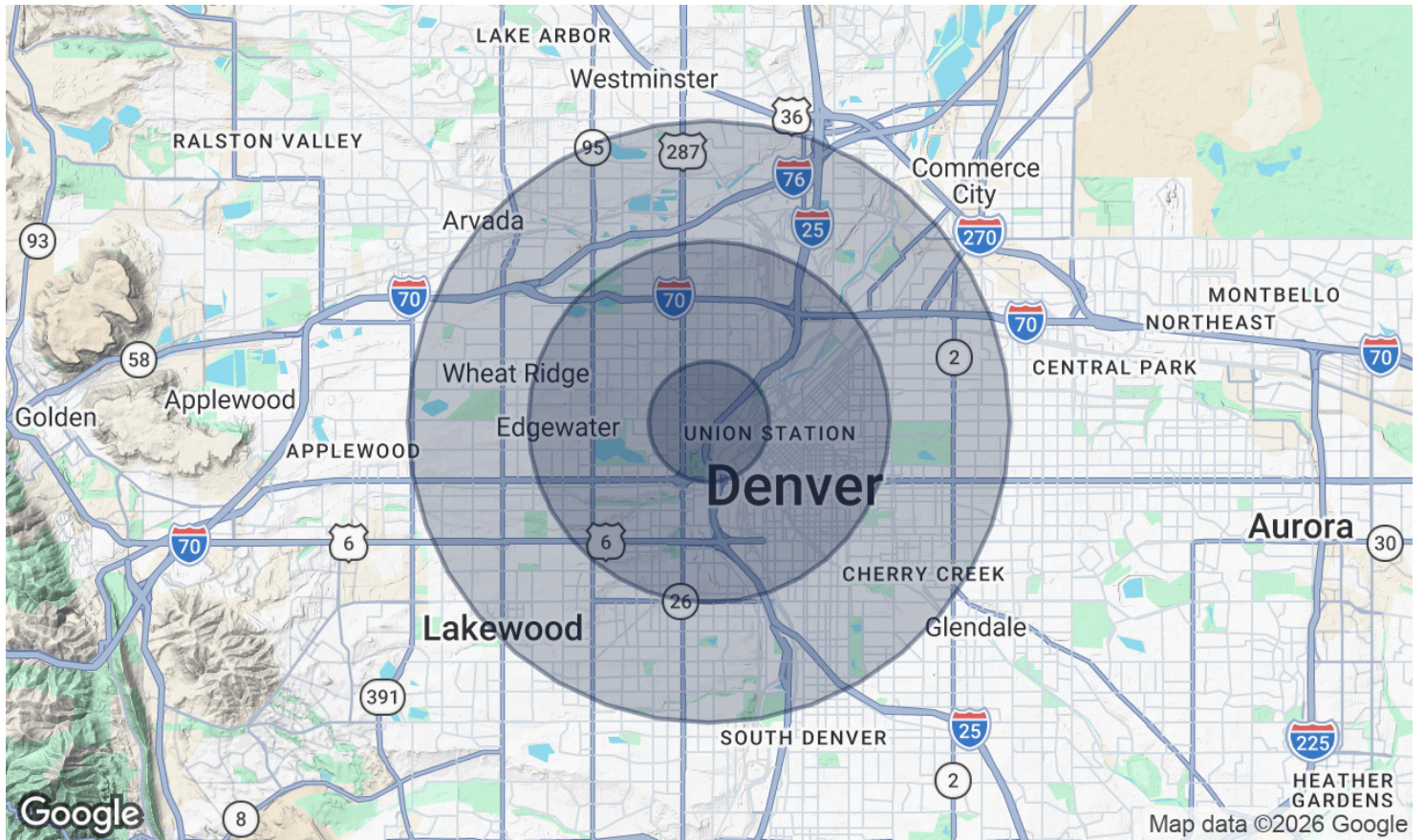
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,016	231,715	464,706
Average Age	37	37	38
Average Age (Male)	37	38	38
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	17,790	119,227	219,077
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$158,990	\$122,567	\$118,009
Average House Value	\$919,419	\$776,035	\$743,449

Demographics data derived from AlphaMap

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