

4704

HARLAN ST

DENVER, CO 80212

LEASE RATE

\$21 - \$23 SF/YR (FULL SERVICE)



SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

UNIQUE
PROPERTIES

TCN
REAL ESTATE GROUP

400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Available SF:	126-5,454 SF
Available Suites:	See Page 3
Lease Rate:	\$20.00 Per SF
Lease Type:	Full Service
Lease Terms:	Negotiable
Building Size:	110,171 SF
Parking:	6 per 1,000 RSF
Elevators:	Two (2)

PROPERTY DESCRIPTION

The Lakeside Office Park is an iconic, stand alone mid-rise office building in Northwest Denver. It is the only building of its kind in the region offering modern, flexible office suites with mountain views for small to medium size companies of all sectors. It is conveniently located immediately off of I-70 at the Harlan Street exit with many retail amenities close by.

- Executive Suites Available: Suite 685 A-I
- Flexible small to medium office suites
- Convenient location with immediate access to I-70
- Unobstructed mountain views
- On-site Deli and Gym and Storage available
- New Mechanical Systems in 2020
- Building Hours: Mon-Fri: 7AM-6PM Saturday: 8AM to Noon
Sunday: Closed



LEASE SPACES

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	126 - 5,454 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	5,454 SF	Full Service	\$20.00 SF/yr	-
Bank Space: Suite 175	Available	4,351 SF	Full Service	\$20.00 SF/yr	Highly sought-after bank drive-thru with eight drive-thru lanes and an intact safe. This unique property is ideally located off I-70 at the Harlan Street exit, providing excellent visibility and accessibility.
Suite 300	Available	3,143 SF	Full Service	\$20.00 SF/yr	-
Suite 360	Available	1,650 SF	Full Service	\$20.00 SF/yr	Sublease available through 8/31/2029
Suite 415	Available	2,967 SF	Full Service	\$20.00 SF/yr	-
Suite 525	Available	2,530 SF	Full Service	\$20.00 SF/yr	-
Suite 630	Available	1,108 SF	Full Service	\$20.00 SF/yr	-
685 A	Available	150 SF	Full Service	\$20.00 SF/yr	-
685 F	Available	158 SF	Full Service	\$20.00 SF/yr	-
685 H	Available	158 SF	Full Service	\$20.00 SF/yr	-
Suite 672	Available	250 SF	Full Service	\$20.00 SF/yr	-

FLOOR PLANS BASEMENT



FLOOR PLANS 1ST FLOOR



SUITE #102

1,836 SF

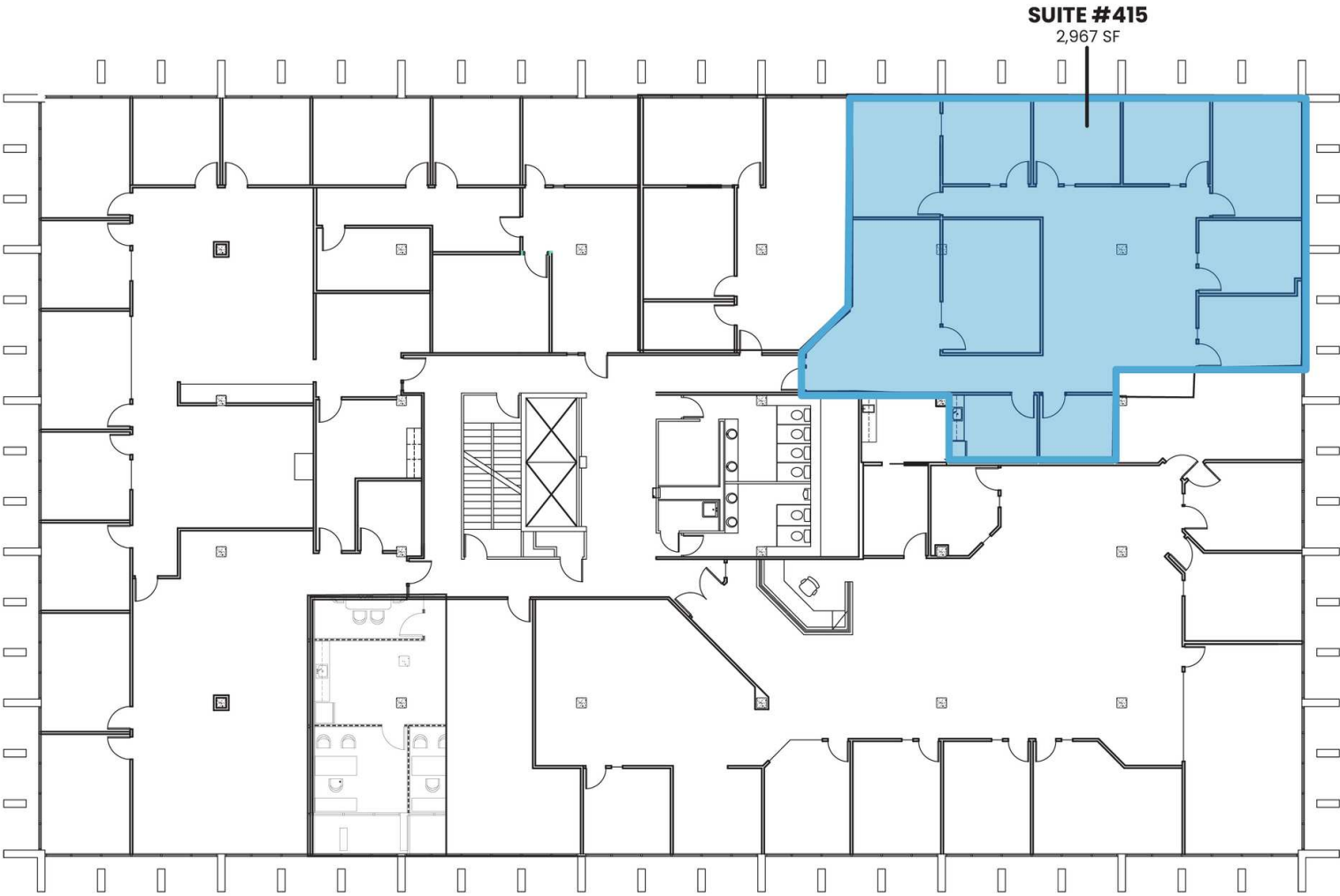
FLOOR PLANS 3RD FLOOR

SUITE #300
3,143 SF

SUITE #360
1,650 SF



FLOOR PLANS 4TH FLOOR



FLOOR PLANS 5TH FLOOR



SUITE #525
2,530 SF

FLOOR PLANS 6TH FLOOR

