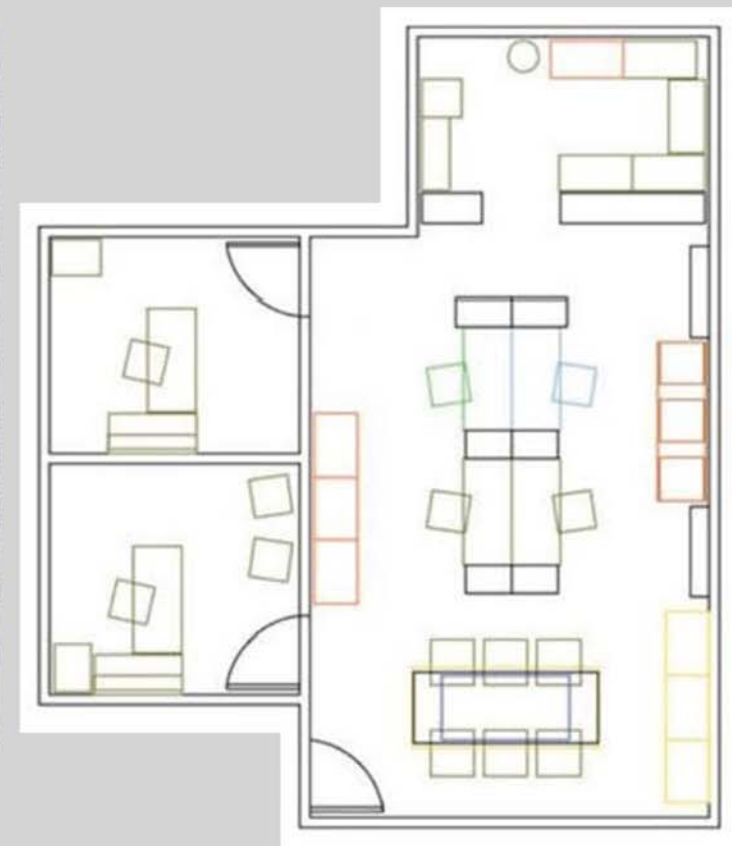


Washington Park Office For Sublease



**1221 S Clarkson St
Suite 314
Denver, CO 80223**

~~**\$25.00 PSF FSG
\$1,700.08/mo**~~

Reduced to \$1,500/mo



This Wash Park Office Suite Includes:

- 887 RSF - 3rd Floor
- Reception / Bullpen area
- 2 Large Private Offices
- Break/Storage Area
- 11/30/2025 Lease Expiration
- 24/7 Building Access
- 1/4 mile walk to the park and steps from Whole Foods & restaurants

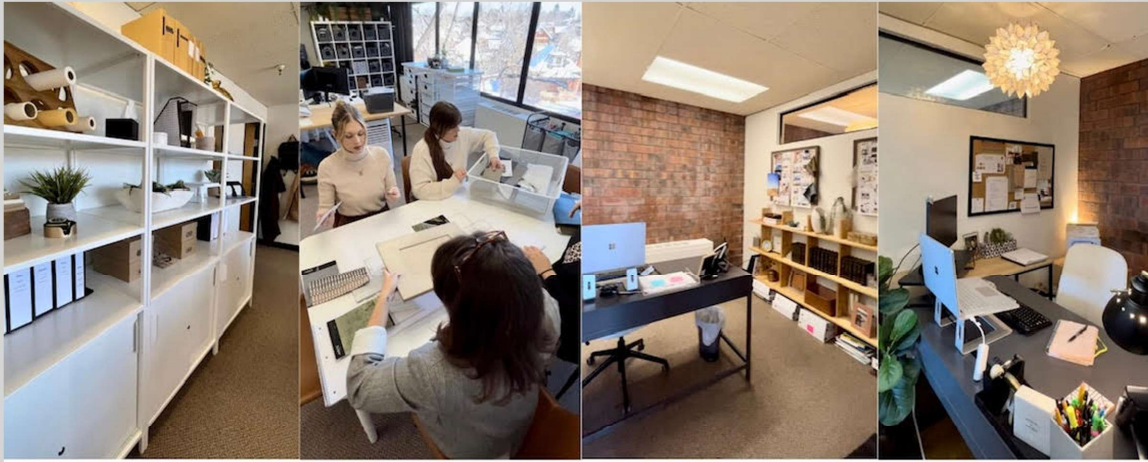
**For more information, please call or email:
Jeremiah Maupin - 303-819-9135
jeremiah@apexreco.com**

Apex Real Estate Advisors

9250 E Costilla Ave Suite 110 • Greenwood Village, CO 80112 • Office: 720.440.2156 • Email: info@apexreco.com

No warranty or representation is made as to the accuracy of the foregoing information.

Washington Park Office For Sublease:

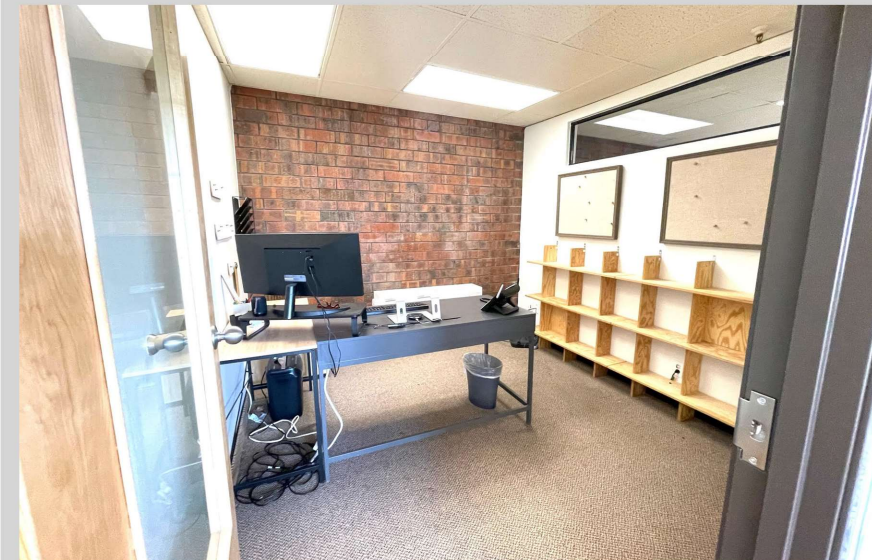


— OFFICE SPACE FOR SUBLEASE

2 PRIVATE OFFICES & BULLPEN

Approx. 887 Sqft office on third level with two private offices and one large open space with wonderful natural light. Available for sublease right away, roughly \$23/sqft per year.

- Wall to wall windows
- Great central location by Washington Park (West side)
- Walking Distance to Whole Foods
- Easy access to Pearl Street shops and restaurants
- Light Rail one block away
- Professional Building with Secure Access
- Plenty of street parking with potential to rent assigned garage parking spaces
- Can rent furnished or not
- Every floor has women's and men's restrooms (professionally cleaned regularly)
- Central Heating & Cooling



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jeremiah@apexreco.com**