OFFICE FOR LEASE 4,724 RSF

Premier Office Building in Cherry Creek

3033 E. 1st Ave. Denver, CO <u>80206</u>

- Newly renovated 8-story Cherry Creek office building
- Recent common area upgrades include the building lobby, elevators, restrooms, and a community cafe
- Brand new interior LED lighting throughout and substantial improvements to HVAC system for energy efficiency
- Building facade has been updated and modernized with titanium metal panels and full-building window replacement
- Abundant parking with direct access to building

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ANB Ban

Available SF	4,724 RSF
Building Size	136,883 SF
Parking Ratio	3.00/1,000
Year Built / Reno	1982 / 2017



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Lease Rate: \$61.00/SF FSG

ANB Bank

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OFFICE FOR LEASE **4,724 RSF** 3033 E. 1st Avenue Denver, Colorado

Availability

Suite 401	4,724 RSF	\$61.00/SF FSG

4th Floor





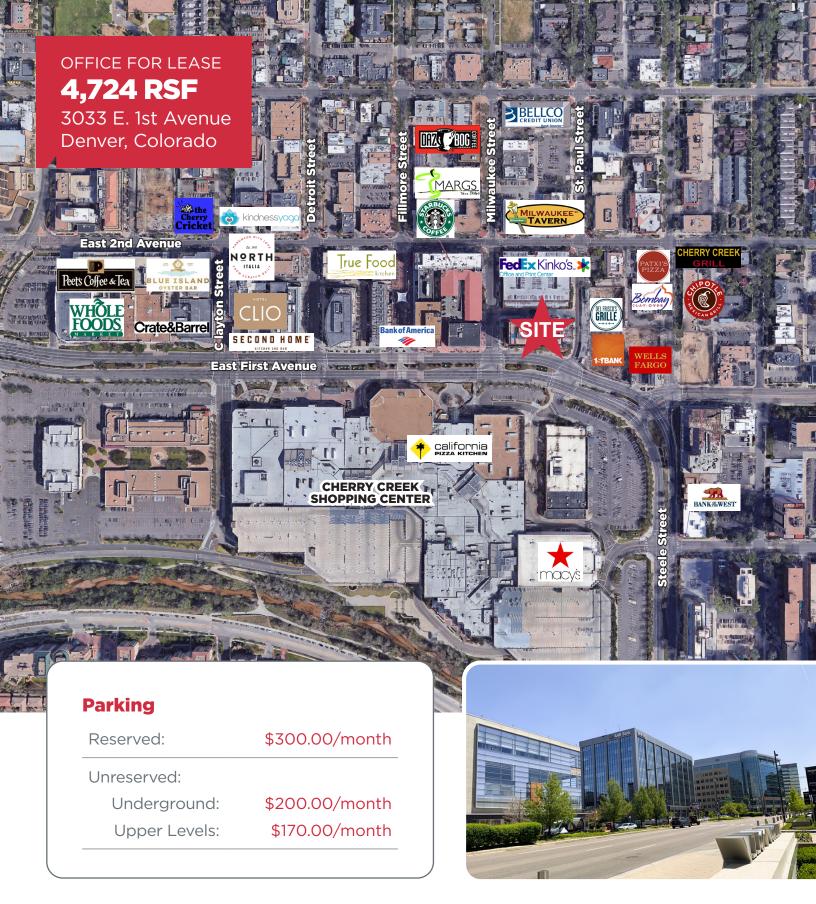




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