

3033 E. 1st Ave.

Denver, CO 80206

OFFICE FOR LEASE

4,724 RSF

Premier Office Building
in Cherry Creek



- 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

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

NAIShames Makovsky

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Lease Rate: \$61.00/SF FSG

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Availability

Suite 401

4,724 RSF

\$61.00/SF FSG

4th Floor





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Parking

Reserved: **\$300.00/month**

Unreserved:

Underground: **\$200.00/month**

Upper Levels: **\$170.00/month**



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