



CLASS A OFFICE FOR SUBLEASE

**1144 15TH STREET, SUITE 3290
DENVER, CO 80202**



SUITE 3290 - 2,177 SF

- Beautiful Class A office space available for **SUBLEASE THROUGH JUNE 30, 2027** (longer term available)
- Offers 3 private offices, 3 workstations, conference room, kitchen, copy/workroom, reception area, and floor-to-ceiling windows
- Across the hall from the floor's shared restrooms and elevator lobby

ABOUT THE PROPERTY

The 40-floor building features a gracious lobby, a 5,000-sq-ft fitness center, tenant lounge and sculpted terraces. The building also includes 858 parking spaces and 24/7 security. The building is a LEED-Gold-Certified workplace with a state-of-the-art air filtration system.

With its prime location amidst the cultural and culinary riches of the LoDo (Lower Downtown) Financial District, it provides for easy access to main roads and the Denver International Airport.

FOR MORE INFORMATION:

DAVID LEUTHOLD

C: 303.520.7729

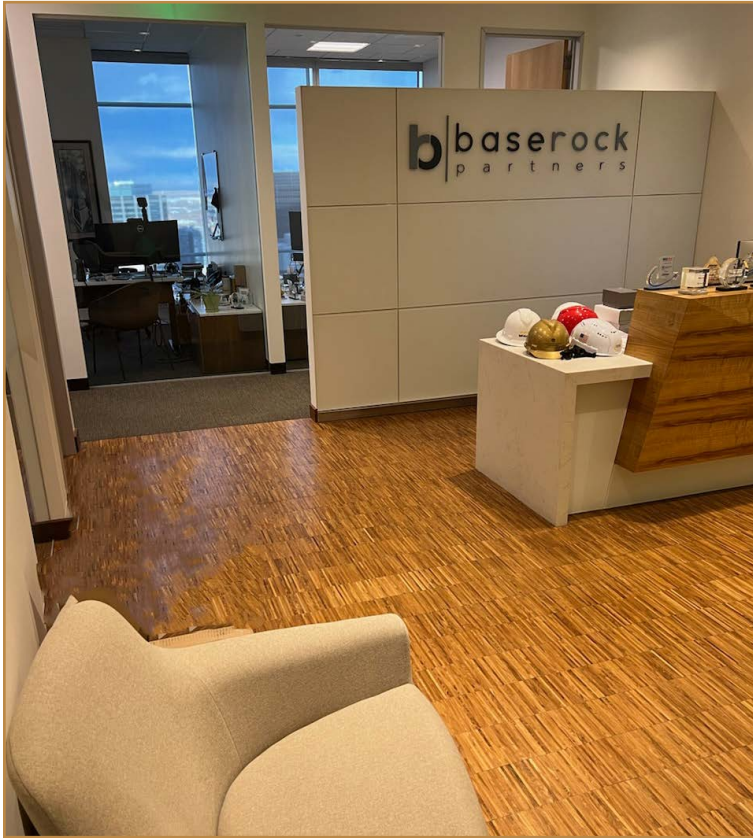
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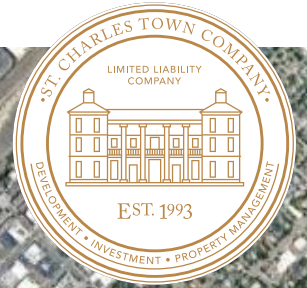
**SUBLEASE RATE
\$43.00/SF NNN**

Estimated Expenses \$20.01/SF

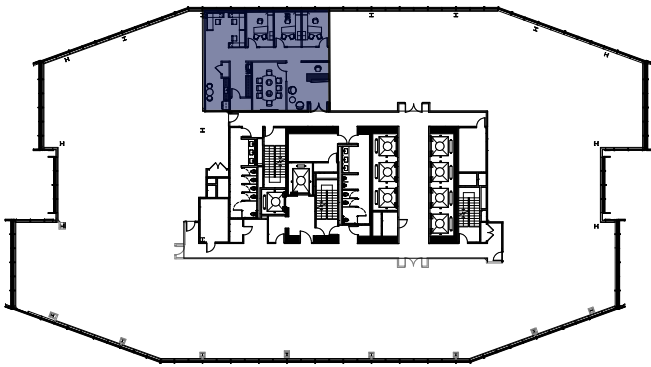
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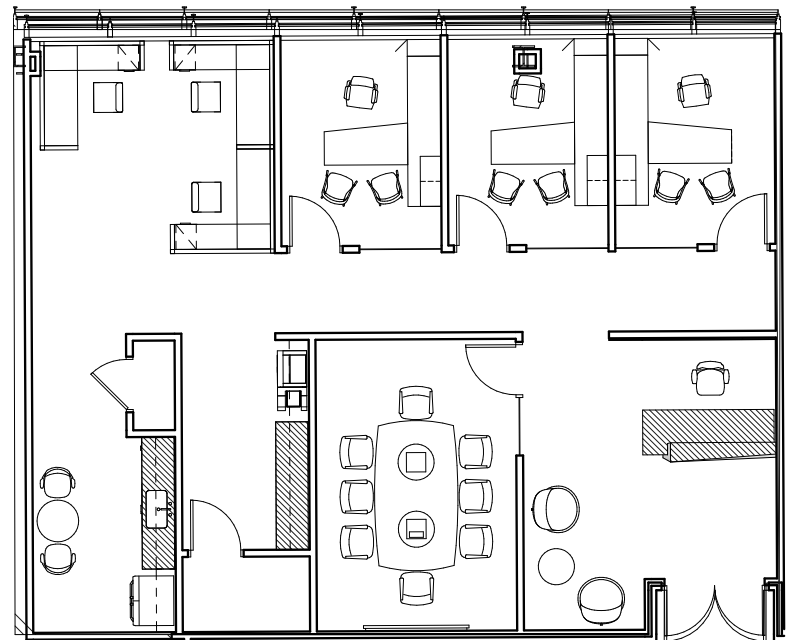


32ND FLOOR PLATE



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* Hypothetical furniture layout

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