



**AVAILABLE FOR LEASE**  
**1733 N HIGH STREET | DENVER**

*Flexible Office Space in City Park West*

**KAREN LANDERS**  
Senior Commercial Advisor

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## PROPERTY DETAILS

LEASE RATE	\$27.40-29.30/SF NNN
OPEX	\$3.00/SF
SPACE AVAILABLE	613-2,028 SF
TERM	Negotiable
PROPERTY TYPE	Office
CLASS	C
BUILDING STORIES	2
YEAR BUILT	1916
SUBMARKET	City Park West
PARKING	Surface Parking

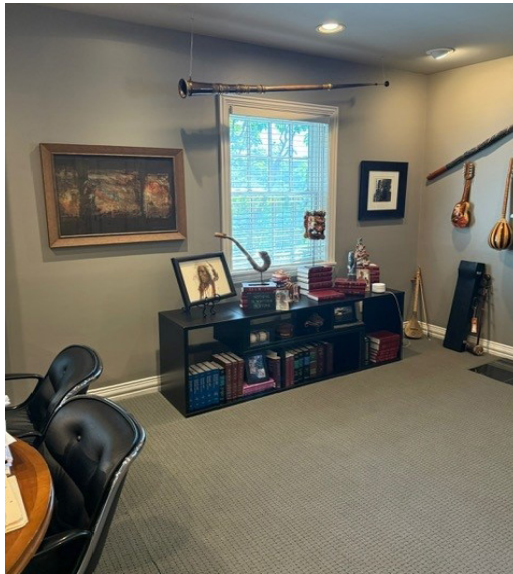
## HIGHLIGHTS

- **Rare Opportunity - Small Office Suites Available**
- **Competitive Lease Rates**
- **Flexible Lease Terms**
- **Off-Street Parking**
- **Fantastic City Park West Location - Close to Retail, Restaurants, Services and More!**
- **Strong Area Demographics**
- **Easy Access to Downtown Denver & Cherry Creek**

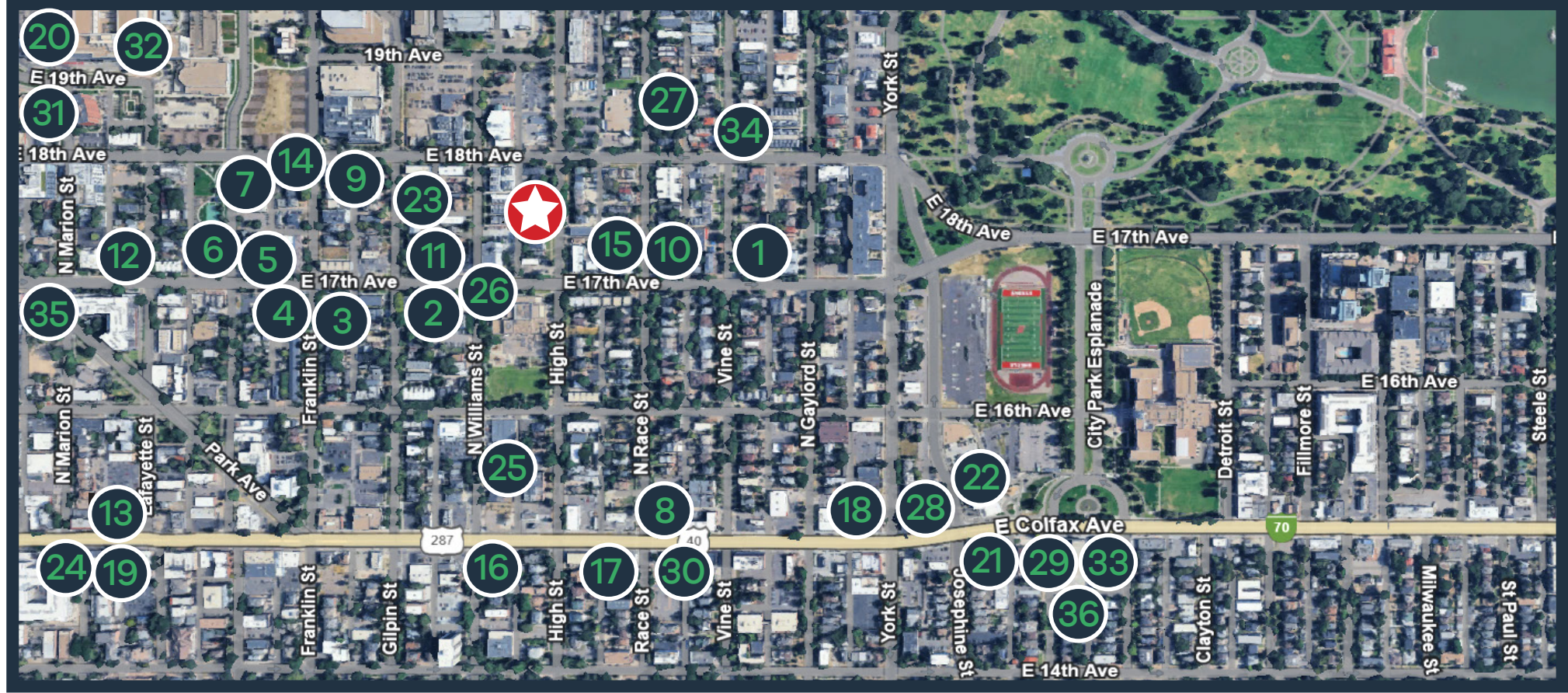




# PROPERTY PHOTOS







## AREA HIGHLIGHTS

### DINING

- 1 Vine Street Pub
- 2 Sushi Bay 17
- 3 Pho & Bar
- 4 Olive & Finch
- 5 Dos Santos
- 6 White Pie
- 7 Thai Basil
- 8 Illegal Pete's - Colfax
- 9 Einstein Bros Bagels

### BARS/COFFEE

- 10 St Marks Coffee House
- 11 The Weathervane Cafe
- 12 Cafe Miriam
- 13 Doppio Coffee
- 14 OneFold
- 15 The Thin Man
- 16 Squire Lounge
- 17 Pete's Satire Lounge
- 18 The DNVR Bar

### FITNESS/WELLNESS

- 19 Anytime Fitness
- 20 Body Shaping Company
- 21 Green Door Fitness
- 22 Carla Madison Rec Center
- 23 Sakala Wellness Center
- 24 StarCycle Denver
- 25 Heartfelt Bodywork
- 26 RubyDot Body/Skincare
- 27 Sabai Thai Massage

### RETAIL/SERVICES

- 28 Wells Fargo Bank
- 29 Chase Bank
- 30 Walgreens
- 31 7-Eleven
- 32 St Joseph's Hospital
- 33 Tattered Cover Bookstore
- 34 Flowers on the Vine
- 35 Tallulah Jones Gifts
- 36 Sie Filmcenter

# Kentwood

Commercial

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