



Plug & Play Opportunity with High End Finishes

SUBLEASE RATE: BEST LEASE RATE ON COLORADO BLVD

PROPERTY OVERVIEW

Building Size:	138,716 SF
Suite 725:	4,853 RSF
Rental Rate:	\$18.00 FSG

PROPERTY FEATURES

- **Sublease term through March 31st, 2029 / Longer term on a direct lease**
- Walk to numerous restaurants and retail
- Unparalleled Western Views
- All FF&E included
- New tenant finishes

PROPERTY/AREA DETAILS

Building amenities include a conference room, full-service bank, upgraded common areas, and future renovations will add restaurant and balcony space

For more information, please contact:

TRENT RICE

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Pinnacle Real Estate Advisors

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303.962.9555 | www.pinnaclearea.com



PLUG & PLAY SUBLEASE

400 SOUTH COLORADO BOULEVARD
DENVER, CO 80246



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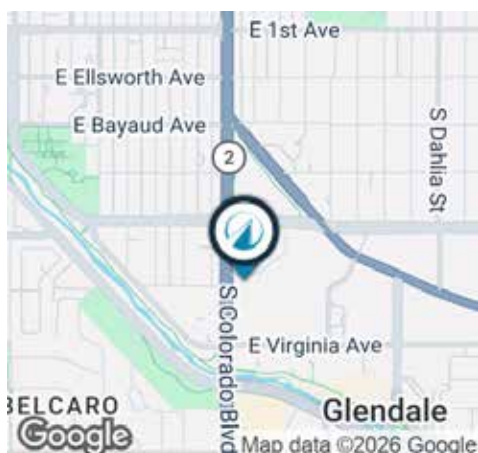
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AREA DEMOGRAPHICS:



Population

1 Mile	968
3 Mile	4,758
5 Mile	21,011



Households

1 Mile	580
3 Mile	2,817
5 Mile	11,738



Average HH Income

1 Mile	\$193,550
3 Mile	\$182,353
5 Mile	\$159,991

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