

## OFFICE FOR LEASE

450 Lincoln Street, Denver, CO

**CENTRAL OFFICE BUILDING WITH FREE PARKING**

# Video Tour

## BUILDING DETAILS

AVAILABLE	1,963 SF
RENT:	\$18.00 NNN
EXPENSES:	\$12.05 includes utilities
AVAILABLE:	Now
LEASE TERMS:	Flexible
TI ALLOWANCE:	Negotiable



## HIGHLIGHTS

- ▶ High Ceilings and Good Natural Light
- ▶ Glass Conference Room
- ▶ In-suite Kitchenette
- ▶ Great Visibility and Signage
- ▶ Basement Storage Available



## DESCRIPTION

Modern office building in the heart of Denver! Conveniently located, it boasts easy access to downtown amenities while providing the luxury of free on-site parking—a rarity in this bustling area. With its high ceilings and versatile layouts, this building offers endless possibilities to accommodate your company's unique needs. Enjoy exceptional visibility and signage opportunities, ensuring your business stands out in the thriving Denver landscape. Schedule a tour today and secure your place in Denver's vibrant business community!



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## OFFICE FOR LEASE

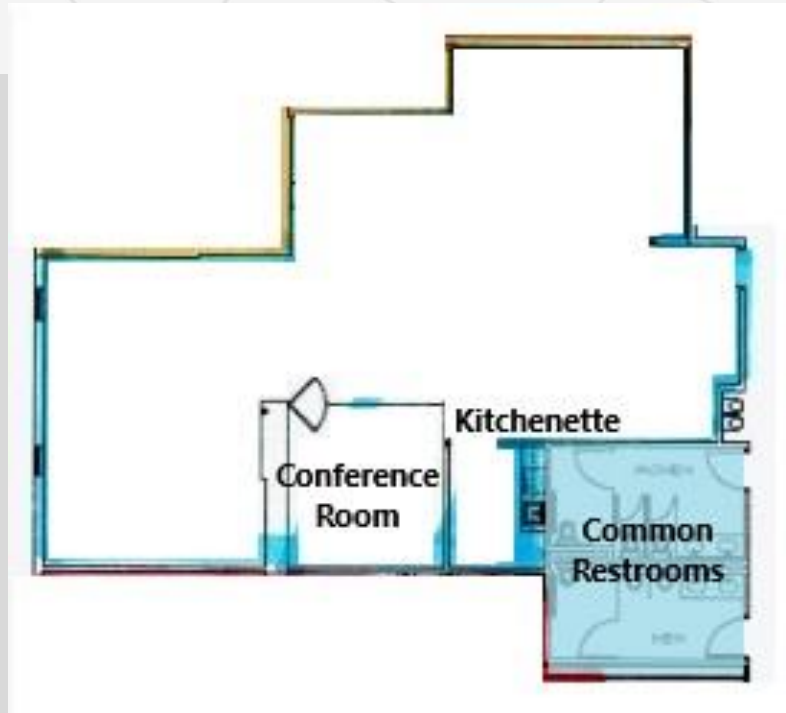
450 Lincoln Street, Denver, CO

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## FLOOR PLAN

### Suite 103:

- 1,963 SF
- \$4,908 per month
- Conference Room and Kitchenette
- High Ceilings and Wood Flooring



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