

4704

HARLAN ST

DENVER, CO 80212

LEASE RATE

\$21 - \$23 SF/YR (FULL SERVICE)



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UNIQUE
PROPERTIES

TCN
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209
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PROPERTY HIGHLIGHTS

Available SF:	126-5,454 SF
Available Suites:	See Page 3
Lease Rate:	\$21.00 – \$23.00 Per SF
Lease Type:	Full Service
Lease Terms:	Negotiable
Building Size:	110,948 SF
Parking:	6 per 1,000 RSF
Elevators:	Two (2)

PROPERTY DESCRIPTION

The Lakeside Office Park is an iconic, stand alone mid-rise office building in Northwest Denver. It is the only building of its kind in the region offering modern, flexible office suites with mountain views for small to medium size companies of all sectors. It is conveniently located immediately off of I-70 at the Harlan Street exit with many retail amenities close by.

- Executive Suites Available: Suite 685 A-I
- Flexible small to medium office suites
- Convenient location with immediate access to I-70
- Unobstructed mountain views
- On-site Deli and Gym and Storage available
- New Mechanical Systems in 2020
- Building Hours: Mon-Fri: 7AM-6PM Saturday: 8AM to Noon Sunday: Closed



AVAILABLE SPACES

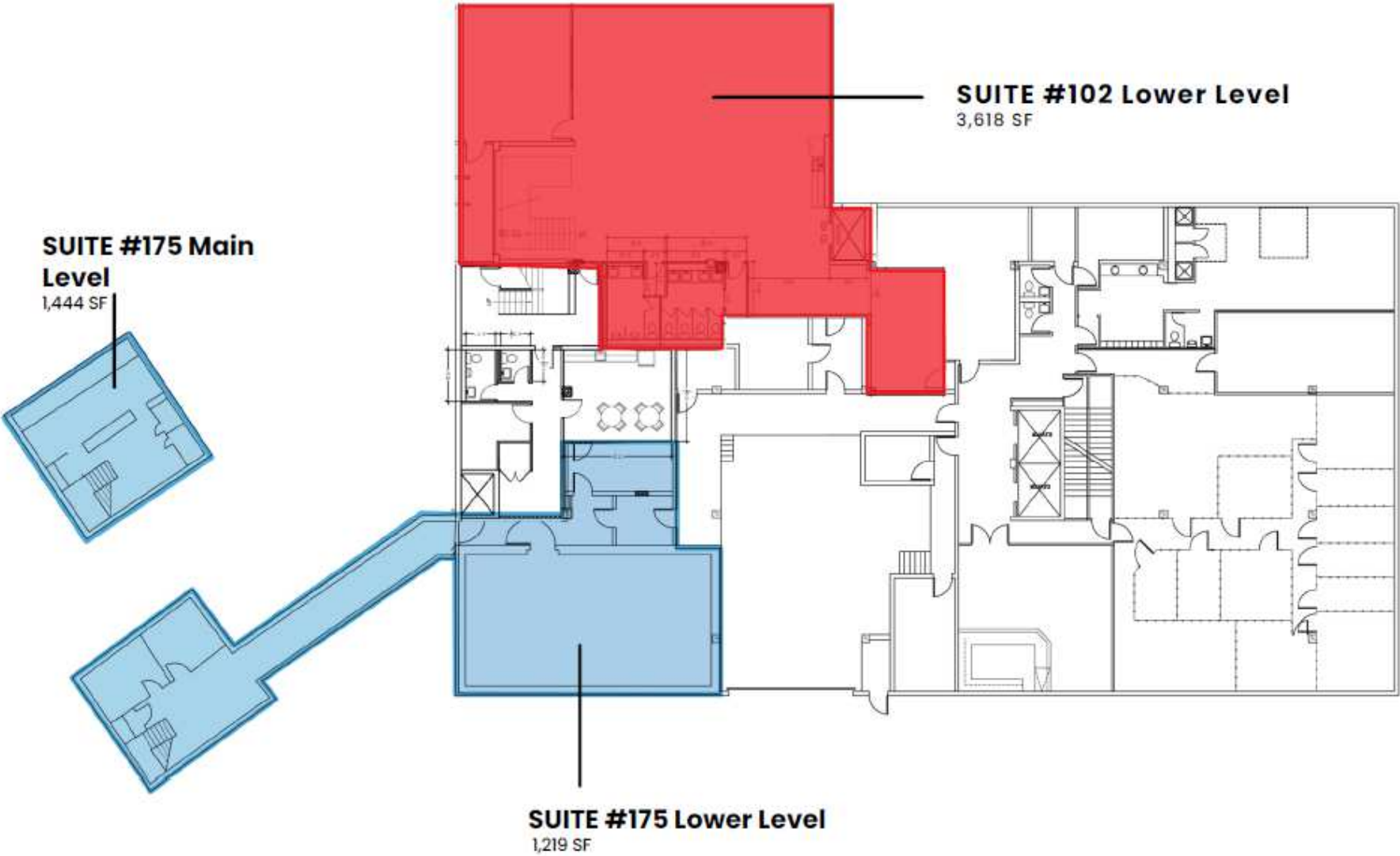
LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	126 - 5,454 SF	Lease Rate:	\$21.00 - \$23.00 SF/yr

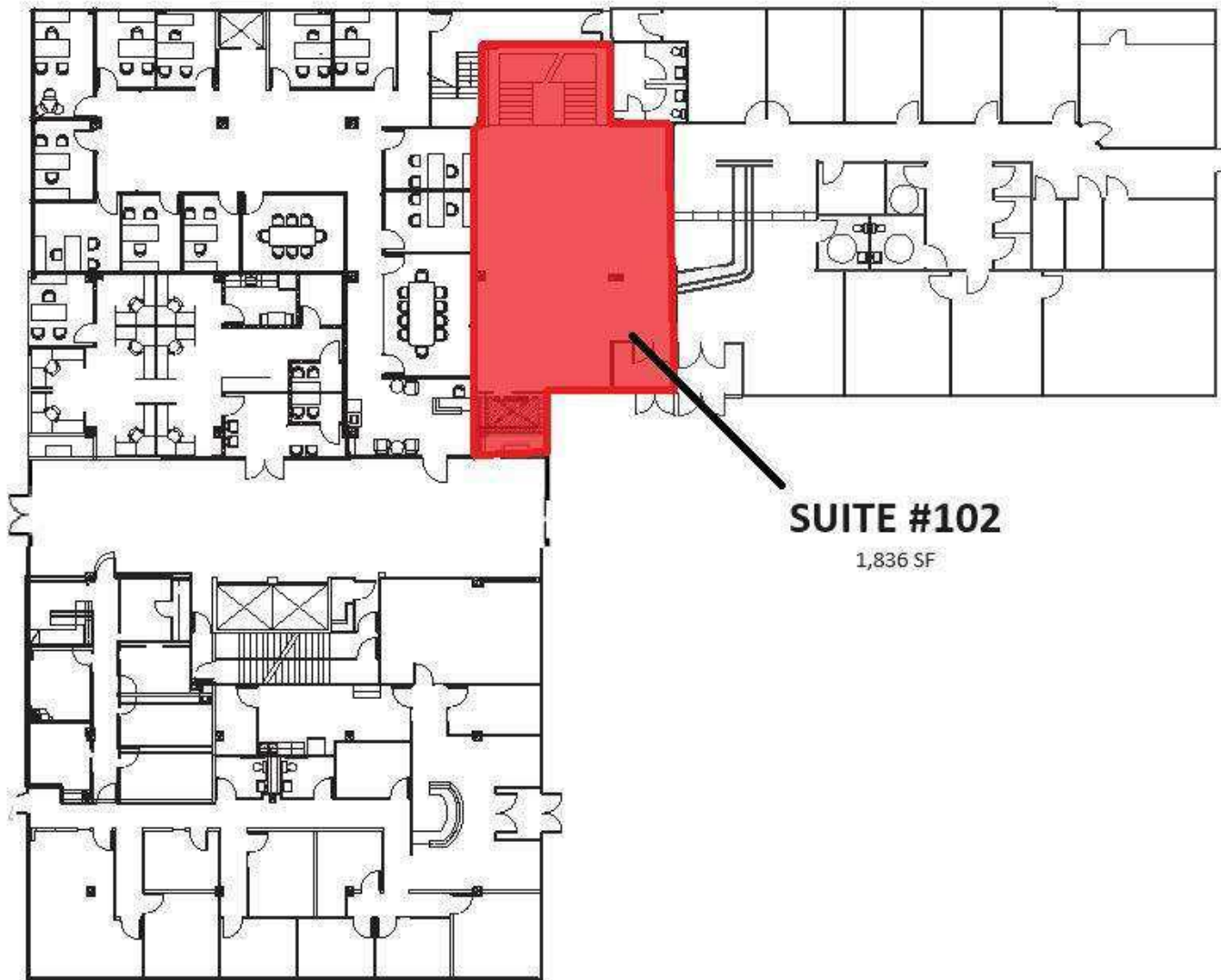
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	5,454 SF	Full Service	\$21.00 - 23.00 SF/yr	-
Bank Space: Suite 175	2,663 SF	Full Service	\$21.00 - 23.00 SF/yr	Highly sought-after bank drive-thru with eight drive-thru lanes and an intact safe. This unique property is ideally located off I-70 at the Harlan Street exit, providing excellent visibility and accessibility.
Suite 360	1,650 SF	Full Service	\$21.00 - 23.00 SF/yr	Sublease available through 8/31/2029
Suite 415	2,967 SF	Full Service	\$21.00 - 23.00 SF/yr	-
Suite 525	2,530 SF	Full Service	\$21.00 - 23.00 SF/yr	-
Suite 675	1,501 SF	Full Service	\$21.00 - 23.00 SF/yr	-
Suite 685 A	150 SF	Full Service	\$21.00 - 23.00 SF/yr	-
Suite 685 I	126 SF	Full Service	\$21.00 - 23.00 SF/yr	-

BASEMENT FLOOR PLAN



1ST FLOOR



SUITE #102

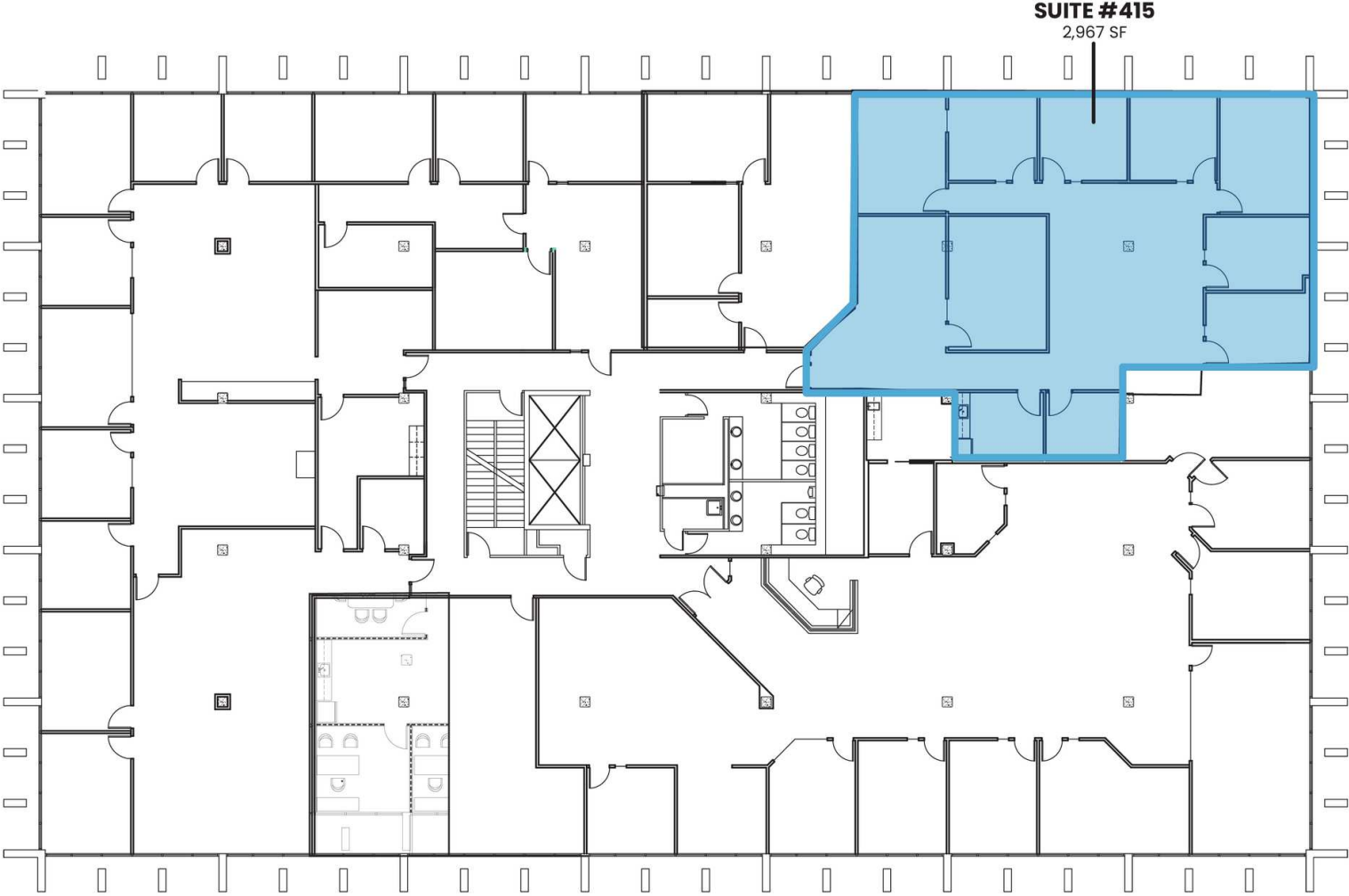
1,836 SF

3RD FLOOR

SUITE 360
1,650 SF



4TH FLOOR



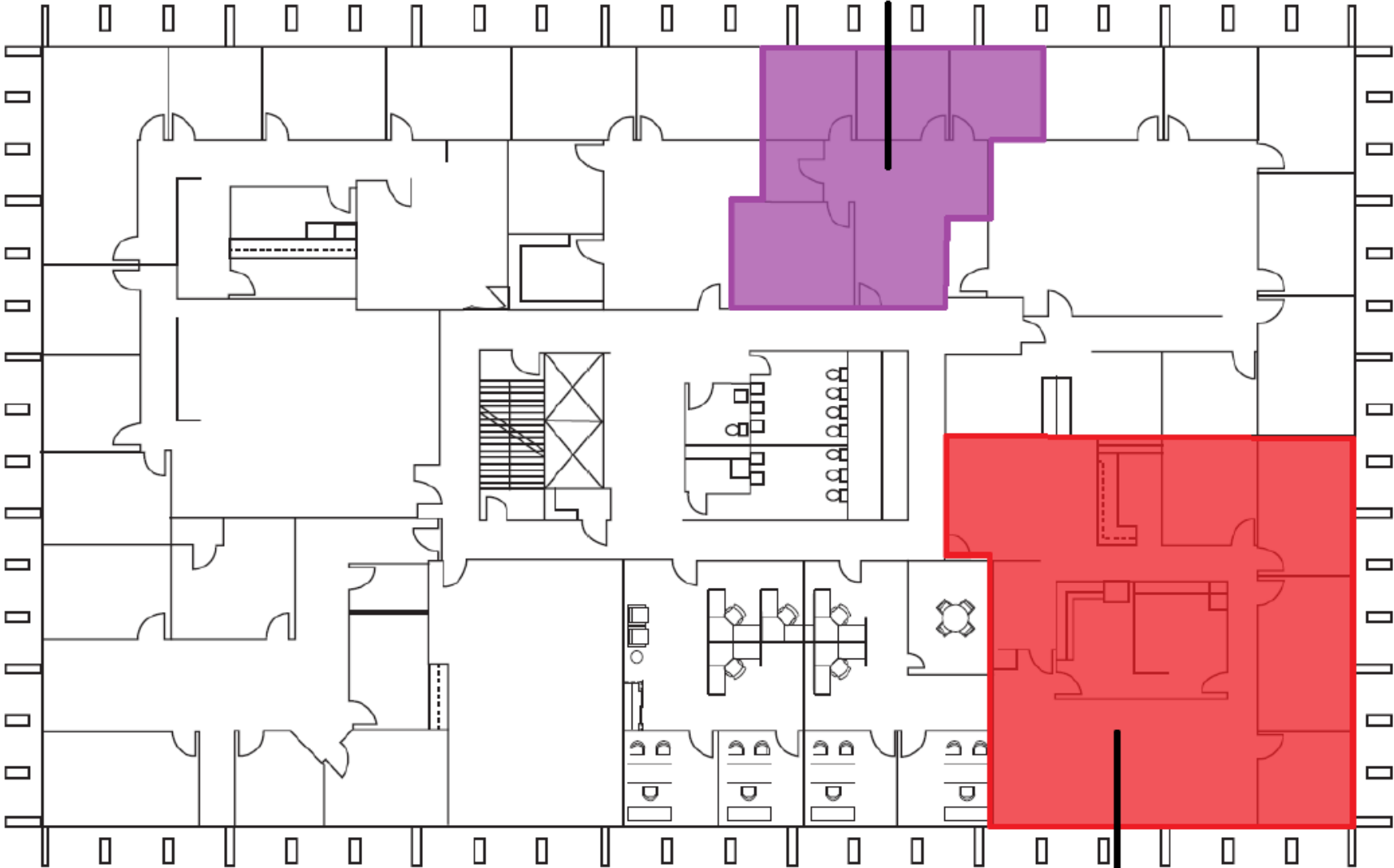
5TH FLOOR



SUITE #525
2,530 SF

6TH FLOOR

SUITE #675
1,501 SF



EXECUTIVE SUITES



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