



# The Quad at Lowry - Bldg 1

**7351 E. LOWRY BOULEVARD  
DENVER, COLORADO**

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## Space Available

Suite 210: 2,485 RSF  
3rd Floor: 26,335 RSF (Divisible)

## Lease Rate

\$30.00/RSF Gross

## Operating Expenses

\$12.57/SF (2023)

## Parking Ratio

4.8 : 1,000 RSF

## Year Built

2000

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## OFFICE SPACE FOR LEASE

### Property Highlights

- Walkable to Lowry Town Center, Lowry Dining District and Boulevard One
- Space available has a combination of private offices and open areas
- Easily accessible to a strong talent pool of diverse employees in the surrounding areas
- Monument signage available on Lowry Boulevard
- Building fitness room, showers & lockers, and building break/lunch room
- Surrounded by numerous parks and trail systems

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*For information, please contact:*

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#### Perry Villanueva

President - Abacus Companies  
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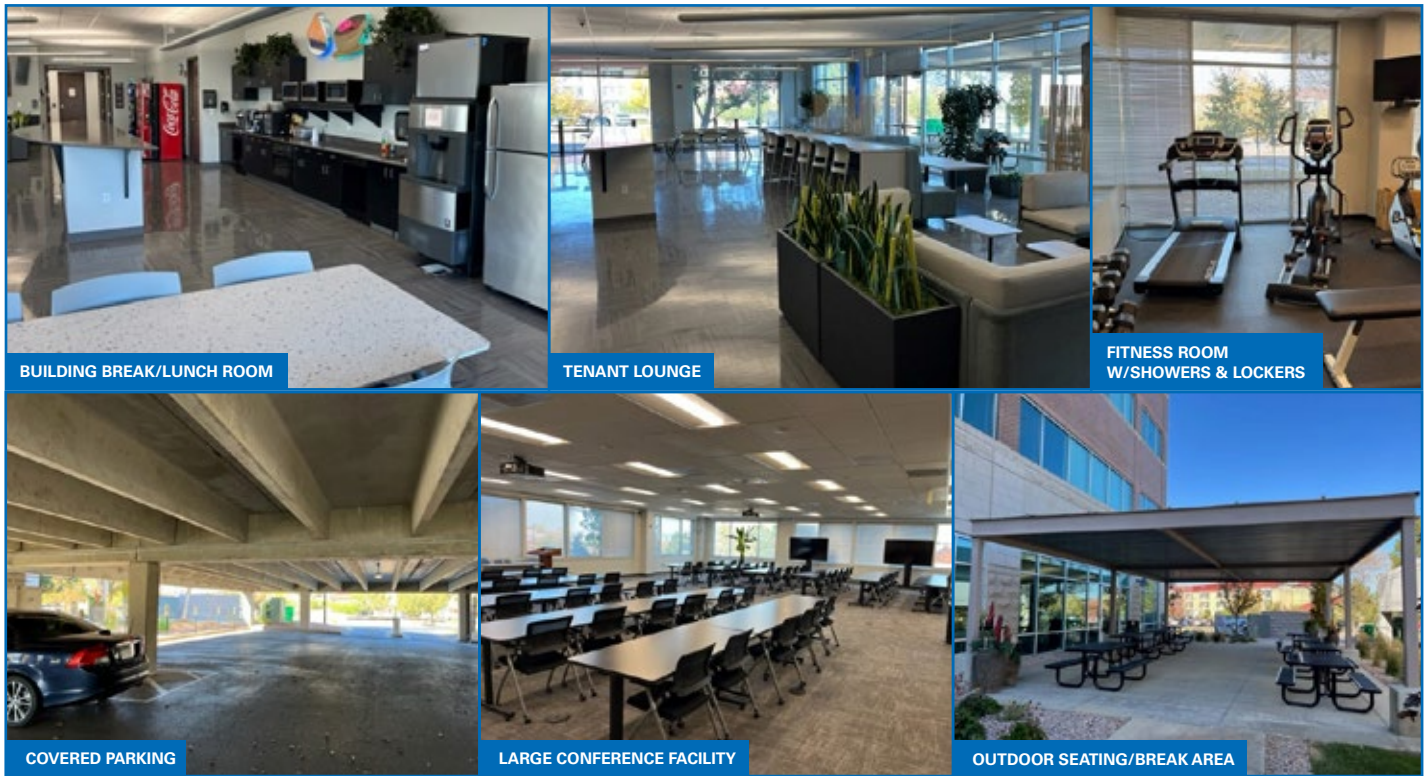
1800 Larimer Street, Suite 1700,  
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## THE QUAD AT LOWRY/7351 E. LOWRY BOULEVARD

### Common Area Amenities



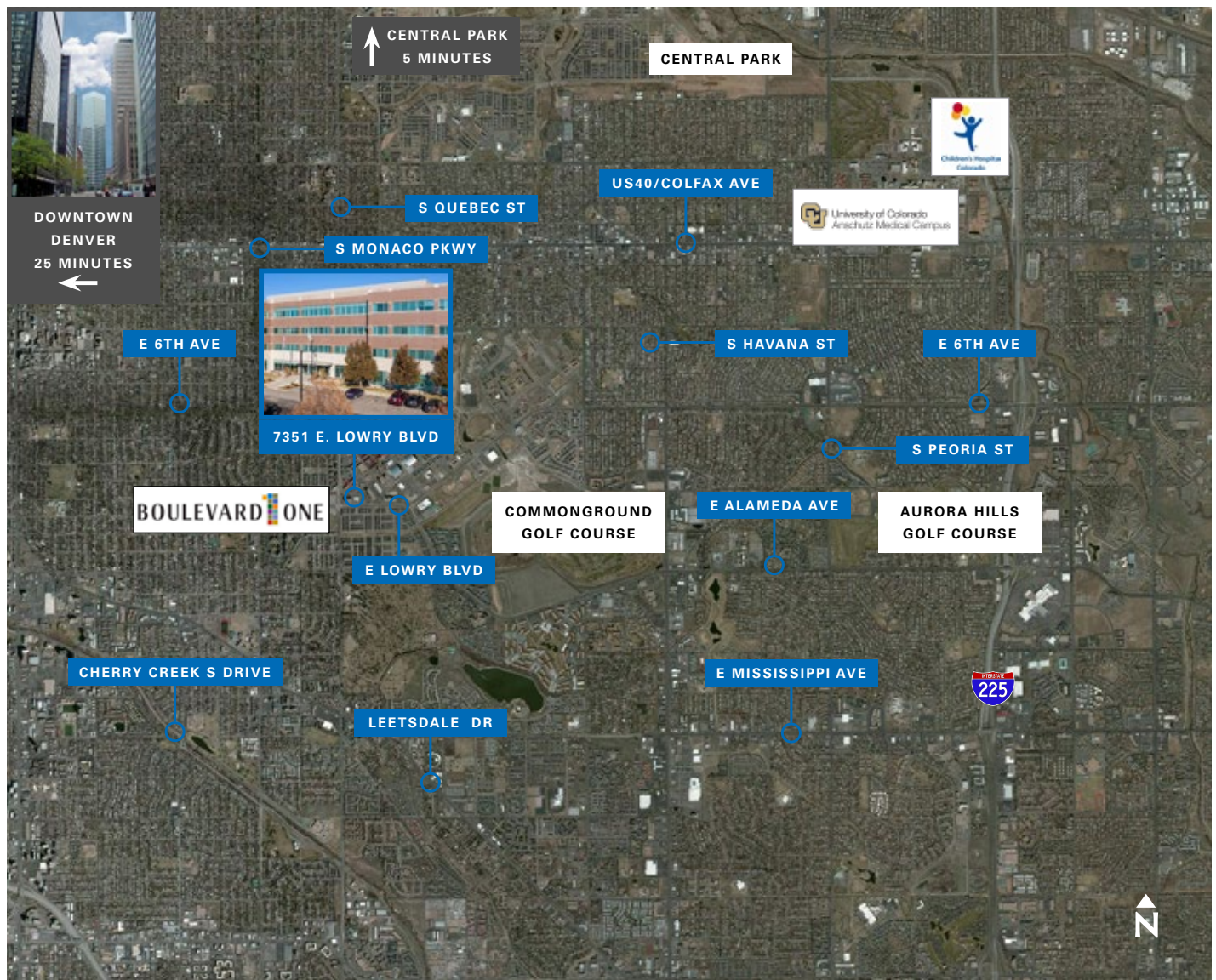


## THE QUAD AT LOWRY/7351 E. LOWRY BOULEVARD

### Neighborhood Photos



### Location Aerial





## THE QUAD AT LOWRY/7351 E. LOWRY BOULEVARD

### Amenities Aerial



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