

FOR LEASE

SILCO BUILDING - NORTH DENVER OFFICE

181 E 56TH AVENUE | DENVER CO 80216



6 OFFICE SPACES FOR LEASE

2,545 RSF

SUITE #201

2,100 RSF

SUITE #301

2,100 RSF

SUITE #501

900 RSF

SUITE #502

2,098 RSF

SUITE #601

1,896 RSF

SUITE #602

PROPERTY SUMMARY

The Silco Building offers professional office suites with sweeping mountain and city views, creating an inspiring work environment for tenants and visitors alike. The property features expansive on-site parking, providing convenient access for both employees and clients.

Interior improvements include updated floor tile finishes throughout the common areas and suites, along with fully functioning window coverings for added privacy and light control. Most suites are equipped with private, in-unit restrooms, while well-maintained common restrooms are located on each floor for additional tenant convenience.

PROPERTY OVERVIEW

PROPERTY TYPE	OFFICE
COUNTY	ADAMS
GBA	25,316 SF
PARKING	SURFACE 123 SPACES
PARKING RATIO	4.00/1,000 SF
# OF STORIES	6
YEAR BUILT	1962

FOR MORE INFORMATION, PLEASE CONTACT

AMANDA WEAVER

SENIOR ADVISOR

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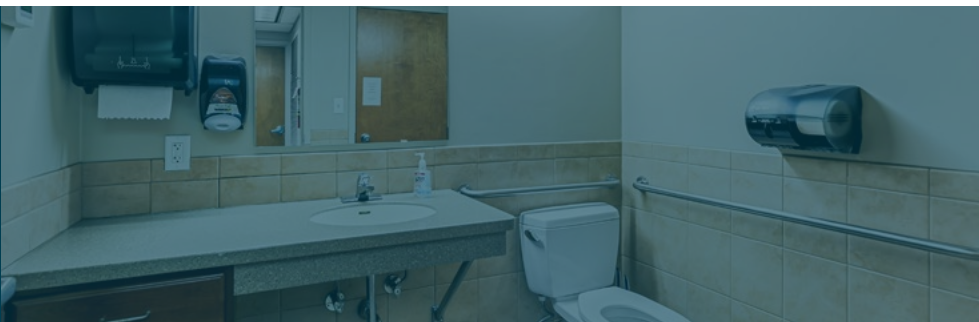


201

SUITE

2,545 SF

LEASE TYPE	DIRECT
AVAILABLE	ASAP
SUITE #	201
LEASABLE SF	2,545 SF
LEASE RATE	\$13.00/SF/YR
SERVICE TYPE	MODIFIED GROSS
LEASE TERM	1-5 YEARS
SPACE USE	OFFICE
AMENITIES	NATURAL LIGHT, AMPLE PARKING, PRIVATE RESTROOM

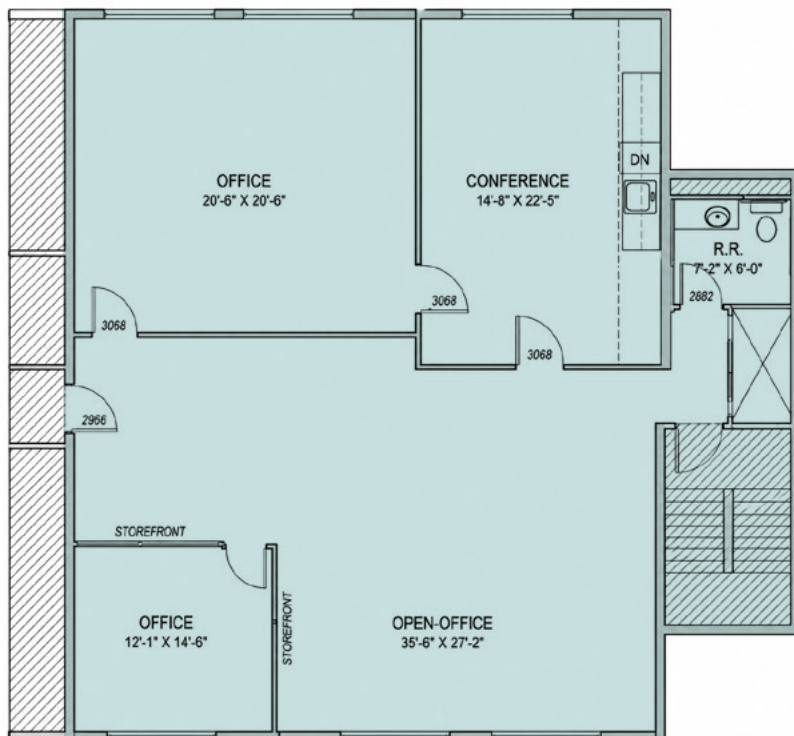


301

SUITE

2,100 SF

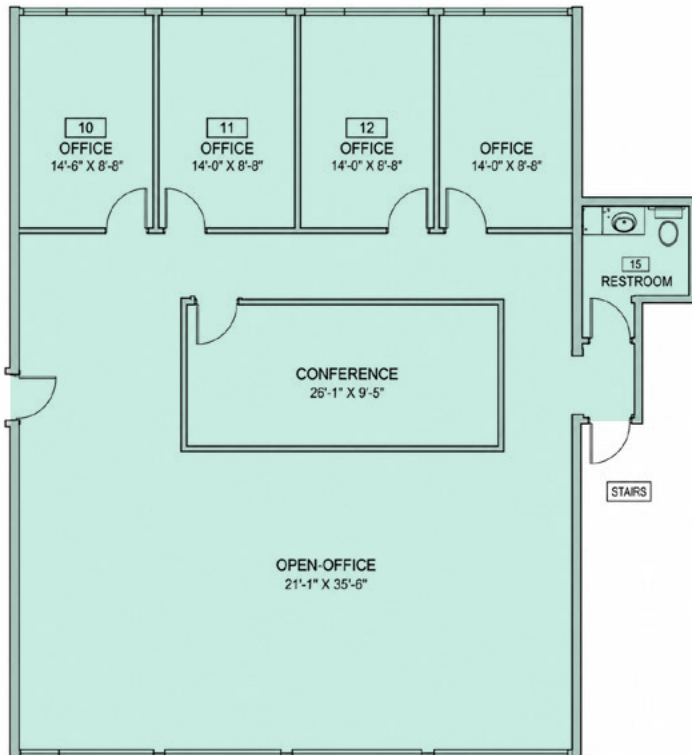
LEASE TYPE	DIRECT
AVAILABLE	ASAP
SUITE #	301
LEASABLE SF	2,100 SF
LEASE RATE	\$13.00/SF/YR
SERVICE TYPE	MODIFIED GROSS
LEASE TERM	1-5 YEARS
SPACE USE	OFFICE
AMENITIES	NATURAL LIGHT, AMPLE PARKING, PRIVATE RESTROOM



501

SUITE 2,100 SF

LEASE TYPE	DIRECT
AVAILABLE	ASAP
SUITE #	501
RENTABLE SF	2,100 SF
LEASE RATE	\$13.00/SF/YR
SERVICE TYPE	MODIFIED GROSS
LEASE TERM	1-5 YEARS
SPACE USE	OFFICE
AMENITIES	NATURAL LIGHT, DOWNTOWN & MOUNTAIN VIEWS, AMPLE PARKING

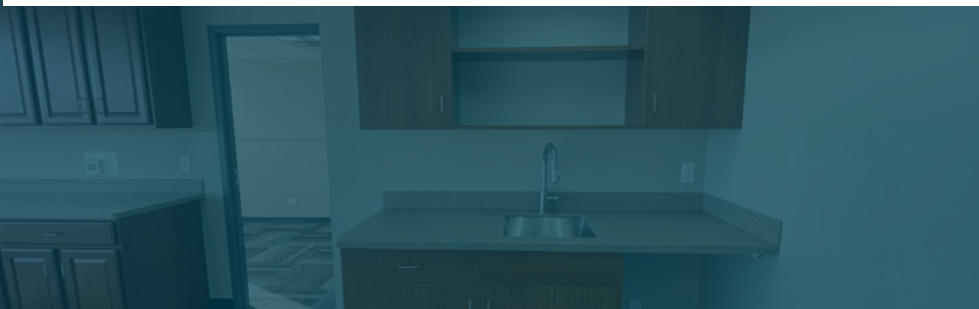
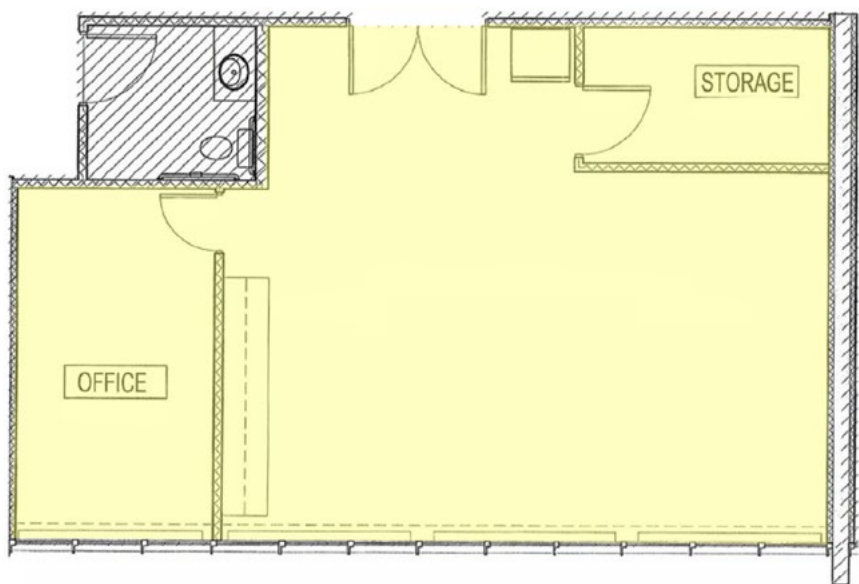


502

SUITE

900 SF

LEASE TYPE	DIRECT
AVAILABLE	ASAP
SUITE #	502
RENTABLE SF	900 SF
LEASE RATE	\$13.00/SF/YR
SERVICE TYPE	MODIFIED GROSS
LEASE TERM	1-5 YEARS
SPACE USE	OFFICE
AMENITIES	NATURAL LIGHT, DOWNTOWN & MOUNTAIN VIEWS, AMPLE PARKING

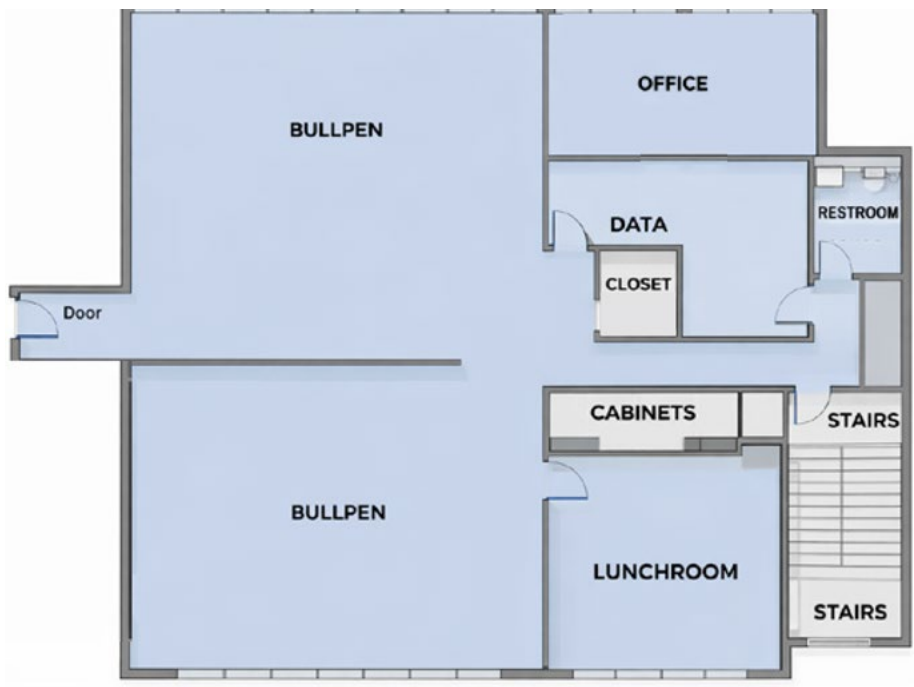


601

SUITE

2,098 SF

LEASE TYPE	DIRECT
AVAILABLE	ASAP
SUITE #	601
LEASEABLE SF	2,098 SF
LEASE RATE	\$13.00/SF/YR
SERVICE TYPE	MODIFIED GROSS
LEASE TERM	1-5 YEARS
SPACE USE	OFFICE
AMENITIES	PRIVATE RESTROOM, DOWNTOWN & MOUNTAIN VIEWS, AMPLE PARKING



SUITE

1,896 SF

LEASE TYPE	DIRECT
AVAILABLE	ASAP
SUITE #	602
LEASEABLE SF	1,896 SF
LEASE RATE	\$13.00/SF/YR
SERVICE TYPE	MODIFIED GROSS
LEASE TERM	1-5 YEARS
SPACE USE	OFFICE
AMENITIES	PRIVATE RESTROOM, AMPLE PARKING

