



**1,500 SF - 9,257 SF OFFICE AVAILABLE**

**Lease Rate: \$20.00-\$22.00/SF FSG**

**Property Highlights:**

<b>Building Type:</b> Office	<b>Three Building Complex:</b> 144,445 SF
<b>Year Built:</b> 1972/2010	<b>Parking:</b> 5/1,000 SF

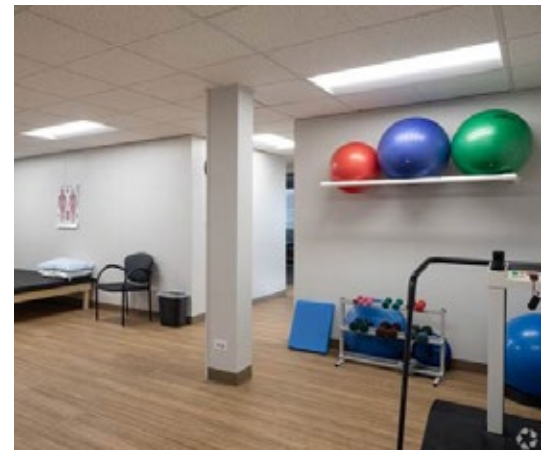
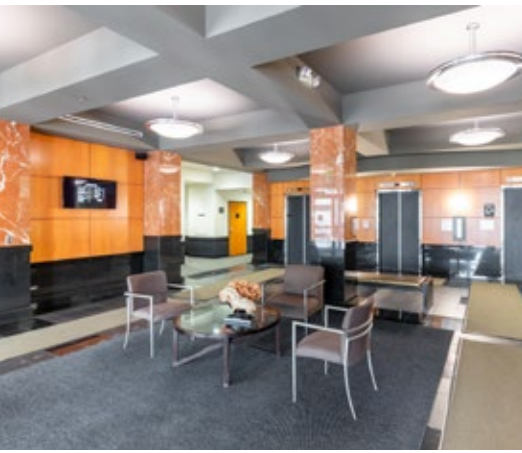
**Property Features:**

- Fantastic location with walking access to light rail/retail amenities
- Unobstructed downtown and mountain views
- Updated common areas
- On-Site property management
- Access to downtown and south suburbs is unparalleled
- Tenant Improvements Negotiable

For more information, please contact:

**ERIC SHAW**  
**Senior Advisor**  
303.962.9551  
EShaw@PinnacleREA.com

**GREG TITUS**  
**Vice President**  
303.962.9540  
GTitus@PinnacleREA.com



For more information, please contact:

**ERIC SHAW**  
Senior Advisor  
303.962.9551  
EShaw@PinnacleREA.com

**GREG TITUS**  
Vice President  
303.962.9540  
GTitus@PinnacleREA.com

**Pinnacle Real Estate Advisors, LLC**

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)