

OFFICE SPACE FOR LEASE

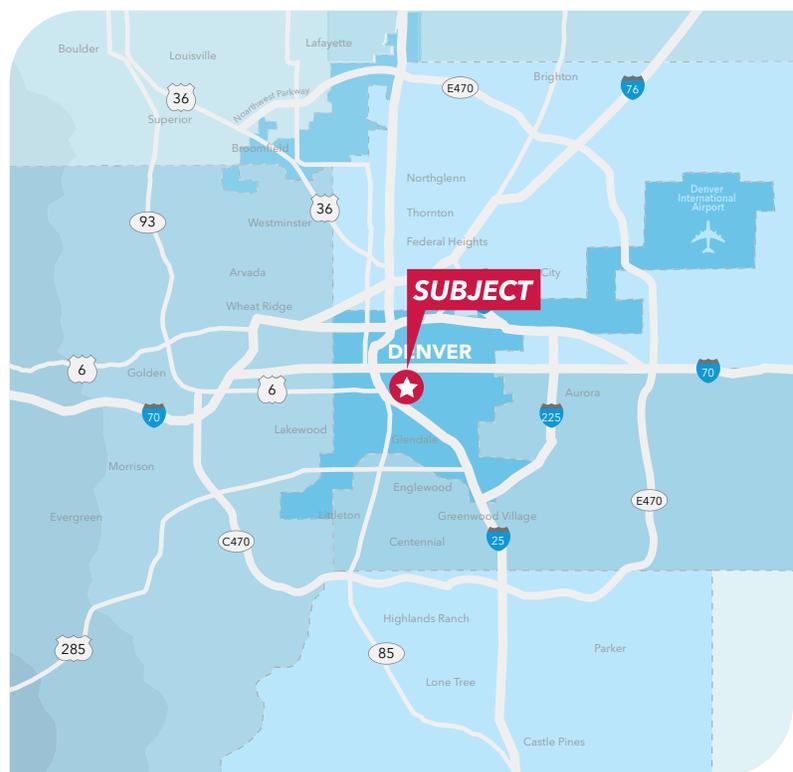
455 SHERMAN STREET

DENVER, COLORADO 80203



PROPERTY OVERVIEW

SIZE	± 117,305
YEAR BUILT / RENOVATED	1983 / 2008
BUILDING CLASS	A
NUMBER OF FLOORS	5
PARKING COSTS	\$105/Month covered, reserved \$85/Month surface, reserved
PARKING RATIO	1 : 384 SF
STARTING LEASE RATE	\$26.50/SF Full Service Gross



JR BITZER

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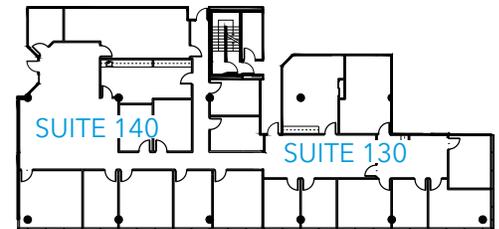
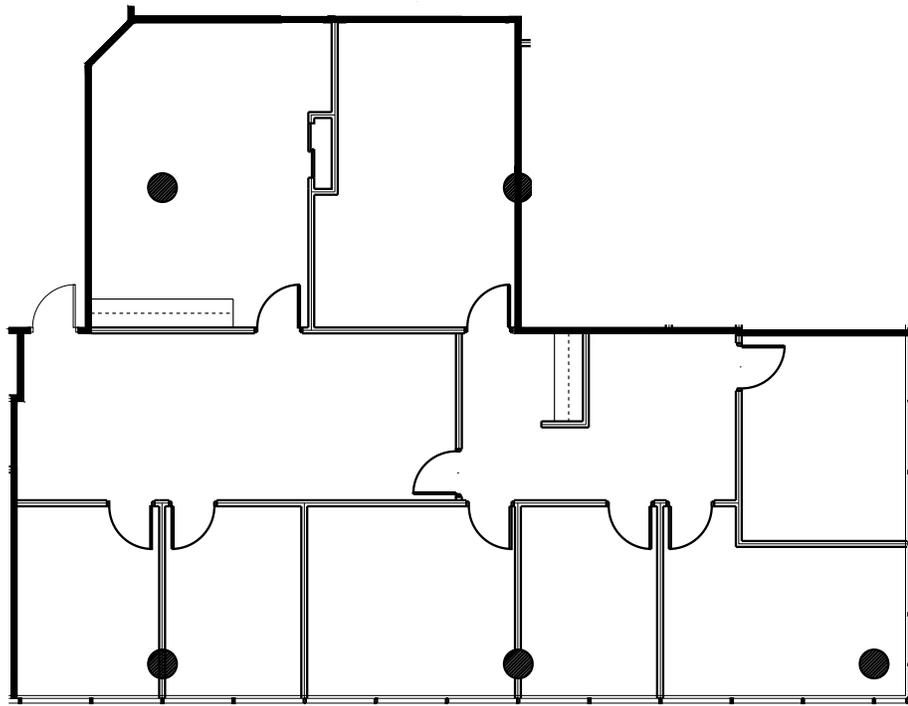
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SUITE 130
±2,720 RSF

CONTIGUOUS WITH SUITE 140

AVAILABLE NOW



SUITE	SIZE	LAYOUT	AVAILABILITY
130	±2,720 RSF	6 exterior offices, 1 conference room, reception/lobby area, access to restrooms, elevator and stairs	Available Now

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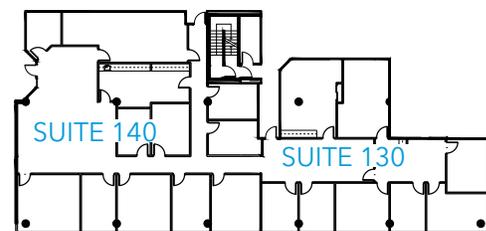
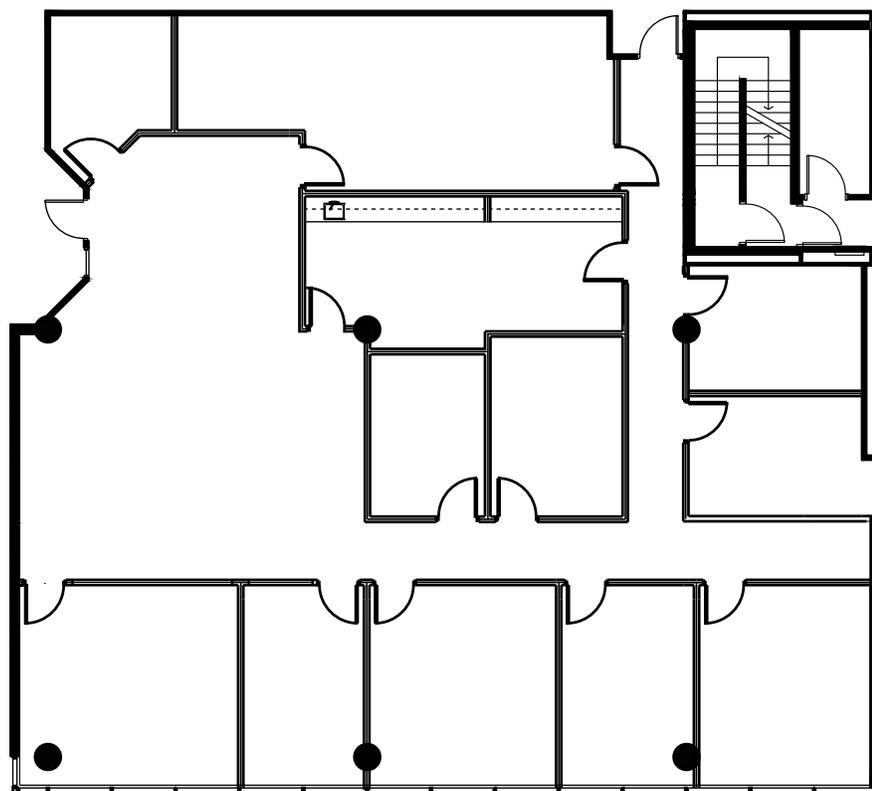
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SUITE 140
±4,382 RSF

CONTIGUOUS WITH SUITE 130

AVAILABLE
MARCH 1, 2026



SUITE	SIZE	LAYOUT	AVAILABILITY
140	±4,382 RSF	10 offices (5 exterior) 1 conference room, reception/lobby area, kitchen/break room, access to restrooms, elevator and stairs	March 1, 2026

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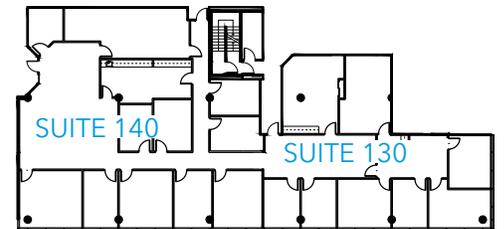
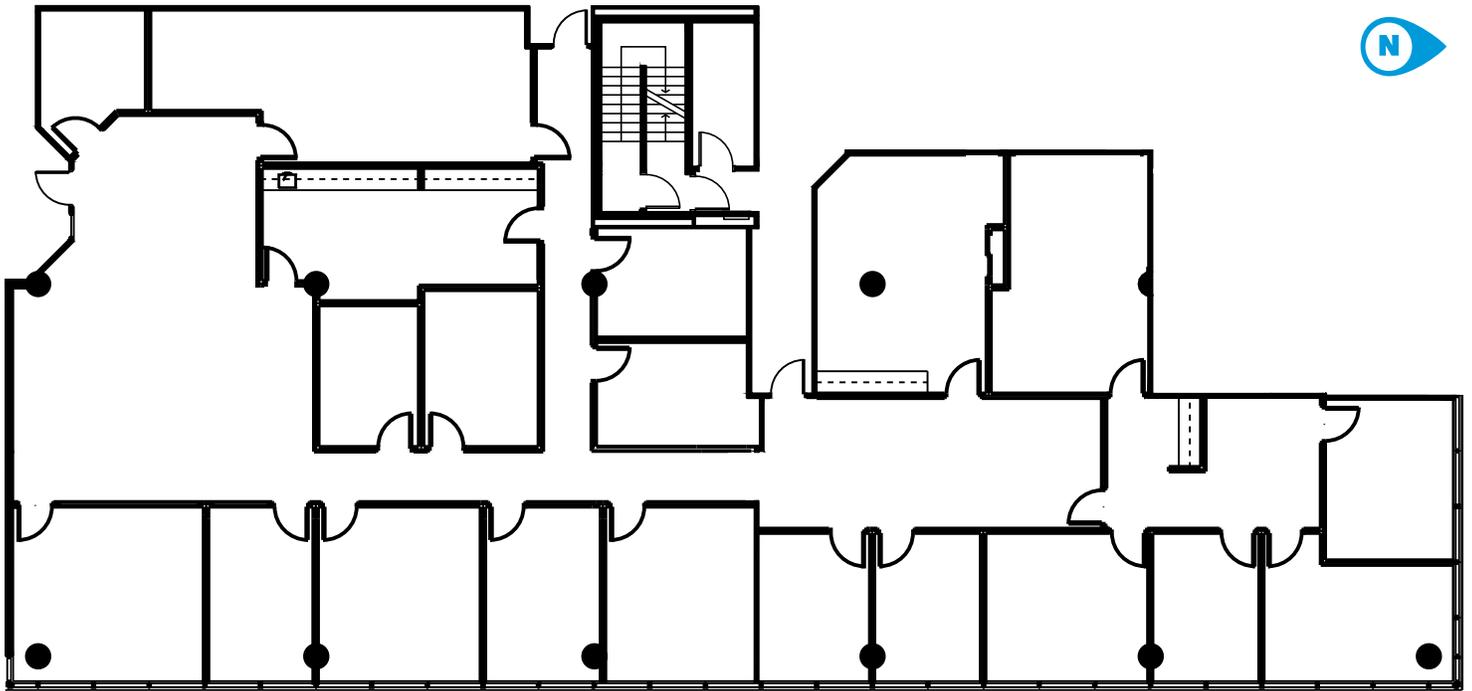


SUITE 130 & 140

±7,102 RSF

CONTIGUOUS SPACE

AVAILABLE
MARCH 1, 2026



SUITE	SIZE	LAYOUT	AVAILABILITY
130 & 140	±7,102 RSF	16 offices (11 exterior) 2 conference rooms, reception/lobby area, kitchen/break room, access to restrooms, elevator and stairs	March 1, 2026

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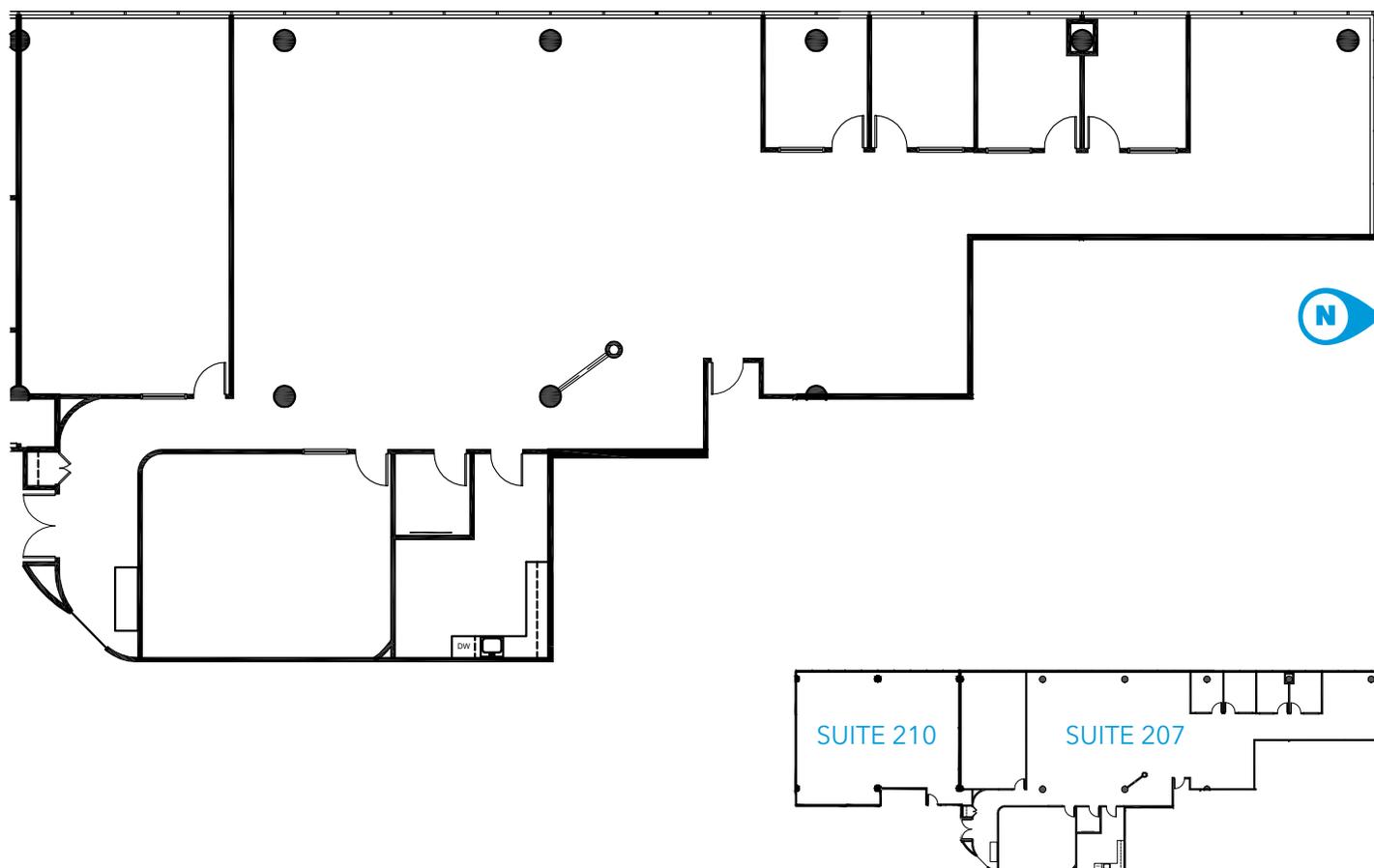
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SUITE 207
±6,110 RSF

AVAILABLE NOW

CONTIGUOUS WITH SUITE 210



SUITE	SIZE	LAYOUT	AVAILABILITY
207	±6,110 RSF	1 office, 1 conference room, reception area, kitchen & break area, open workstation area, storage, access to restrooms, elevator and stairs	Available Now

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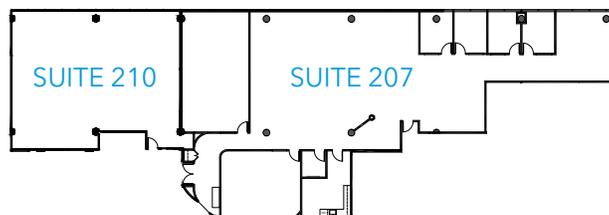
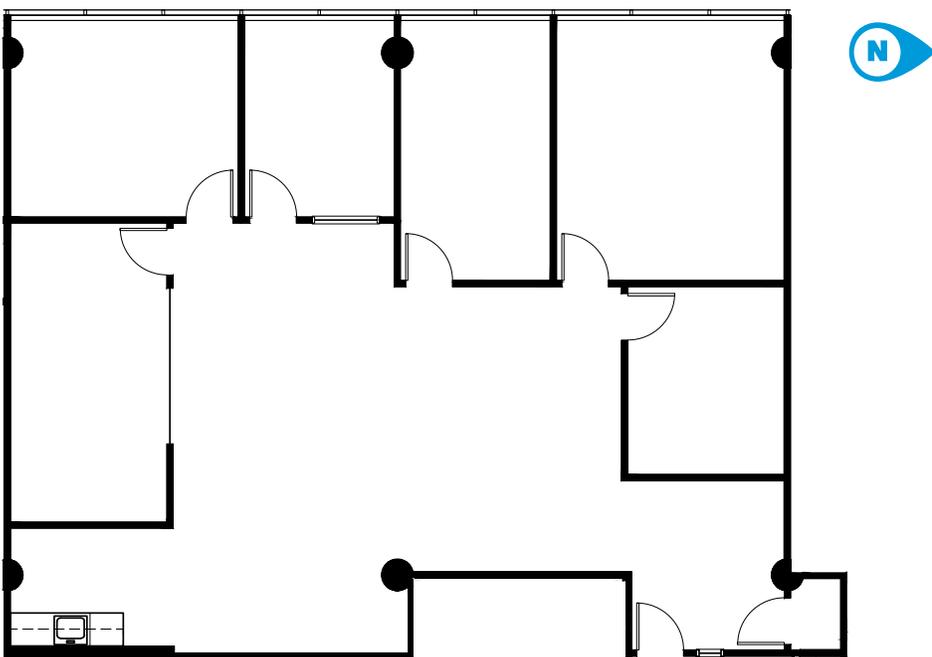
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SUITE 210
±2,370 RSF

CONTIGUOUS WITH SUITE 207

AVAILABLE
Q2 2026



SUITE	SIZE	LAYOUT	AVAILABILITY
210	±2,370 RSF	5 offices, conference room, reception area, kitchen & break area, open workstation area, access to restrooms, elevator and stairs	Available Q2 2026

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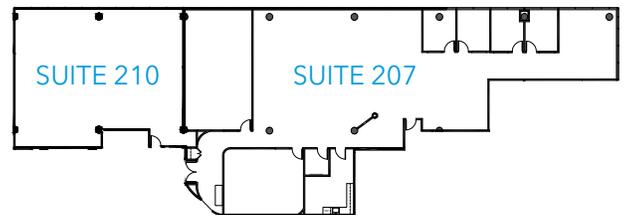
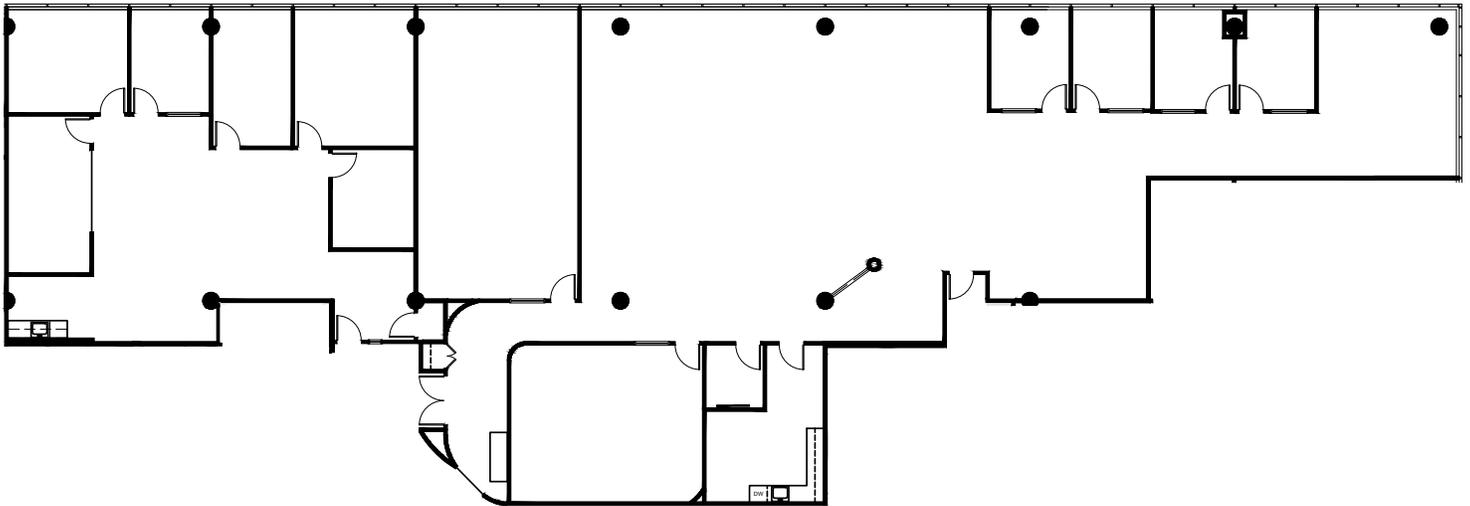
SUITE 207 & 210

±8,480 RSF

CONTIGUOUS SPACE

AVAILABLE

Q2 2026



SUITE	SIZE	LAYOUT	AVAILABILITY
207 & 210	±8,480 RSF	6 offices, 2 conference rooms, reception area, kitchen & break area, open workstation area, access to restrooms, elevator and stairs	Available Q2 2026

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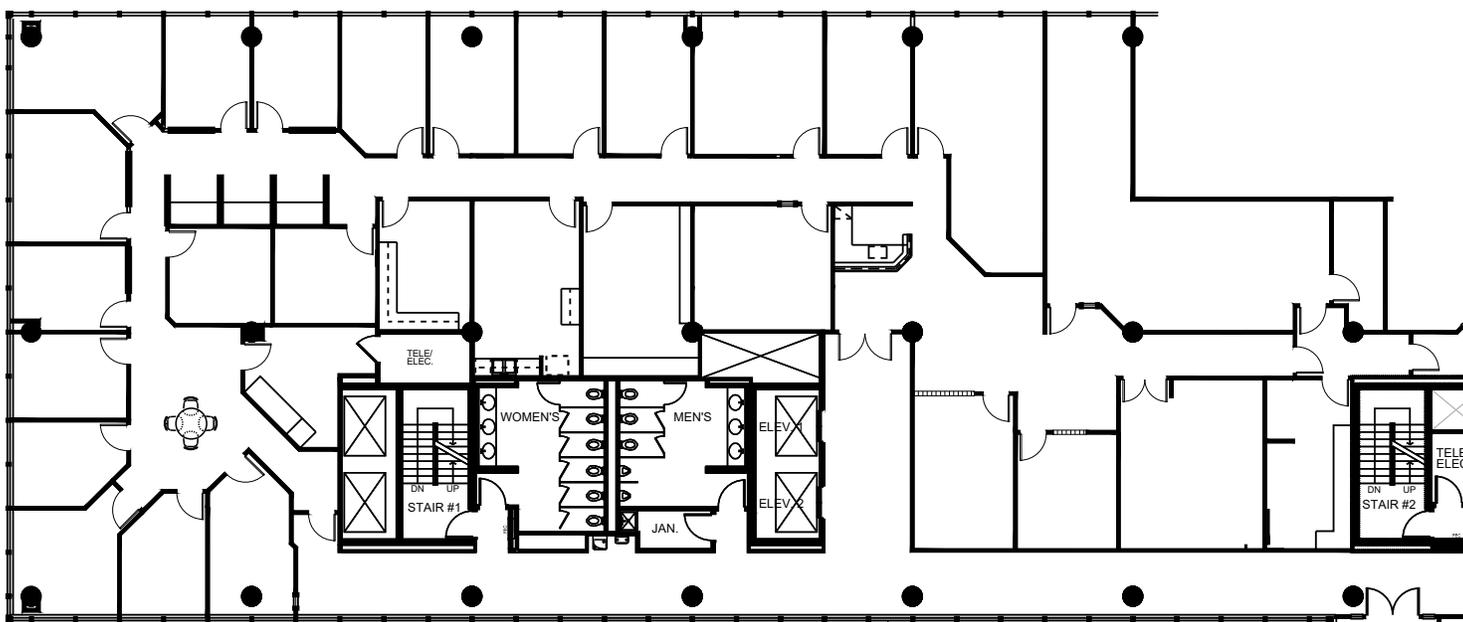
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SUITE 500
±9,027 RSF

AVAILABLE NOW



SUITE	SIZE	LAYOUT	AVAILABILITY
500	±9,027 SF	Office intensive buildout with all offices on glass	Available Now

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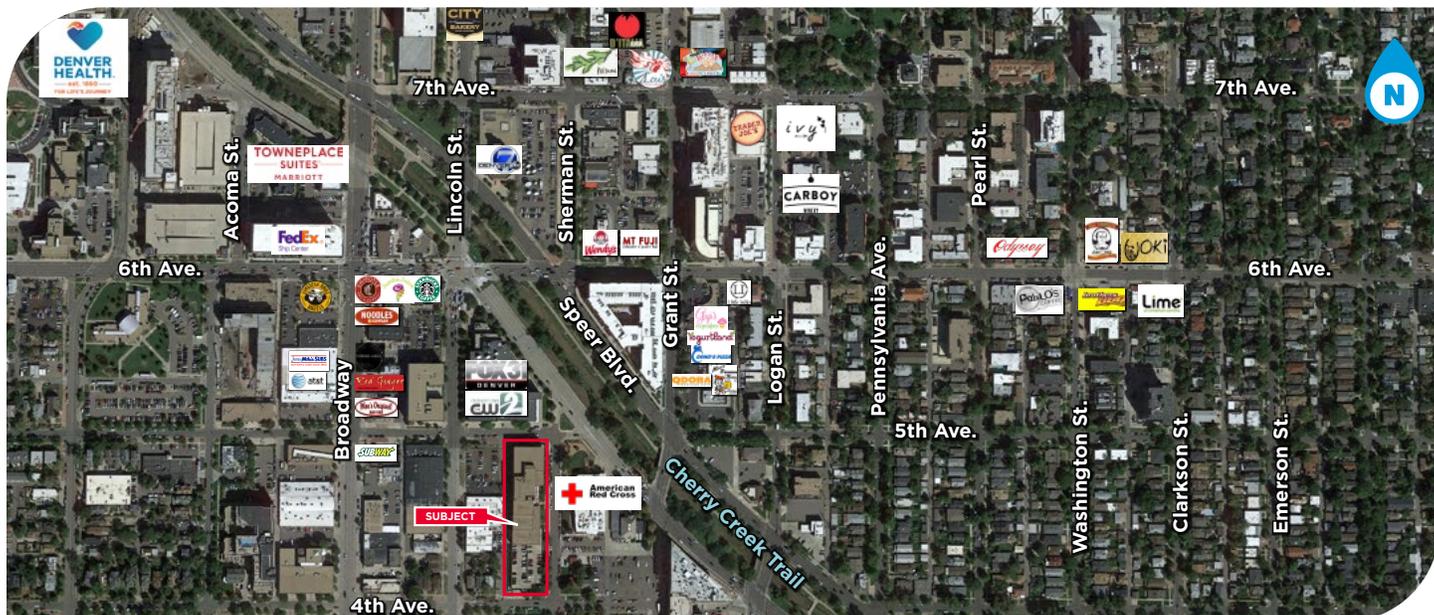
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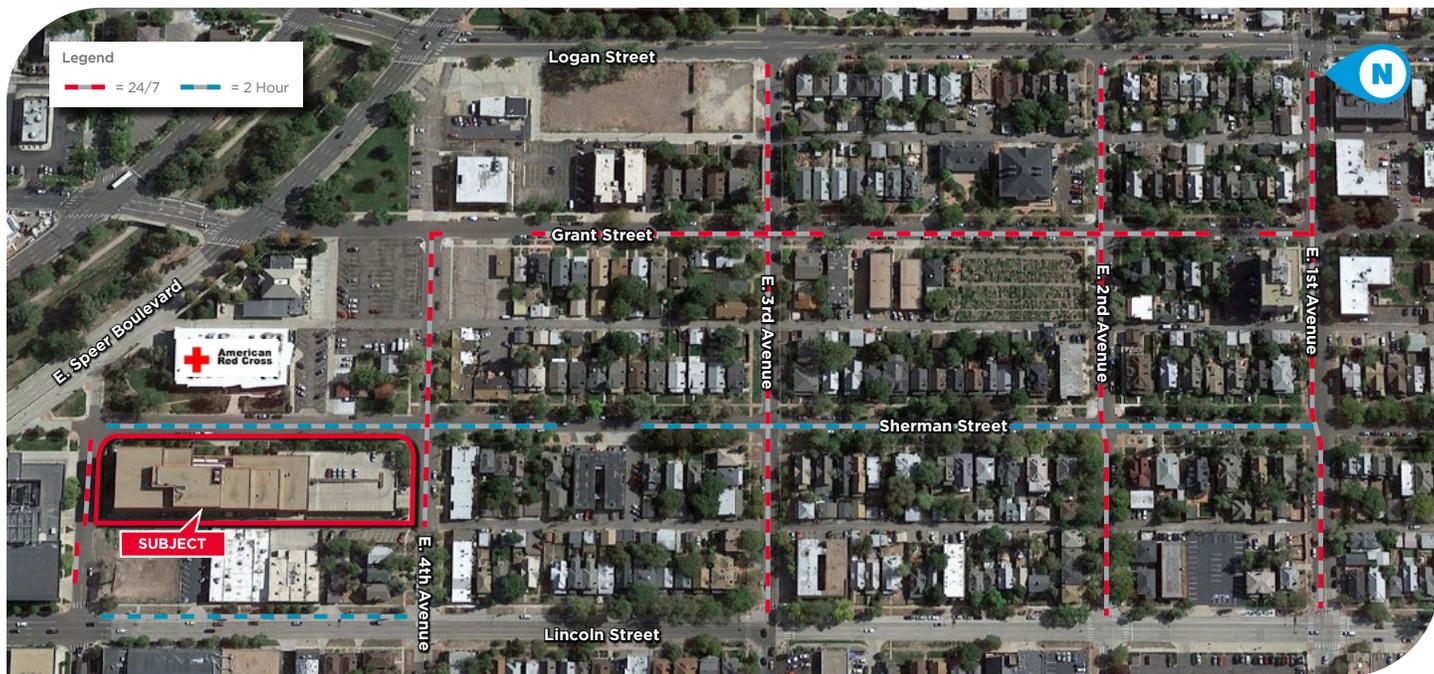
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AERIAL



STREET PARKING OPTIONS



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PROPERTY PHOTOS



EXTERIOR



LOBBY

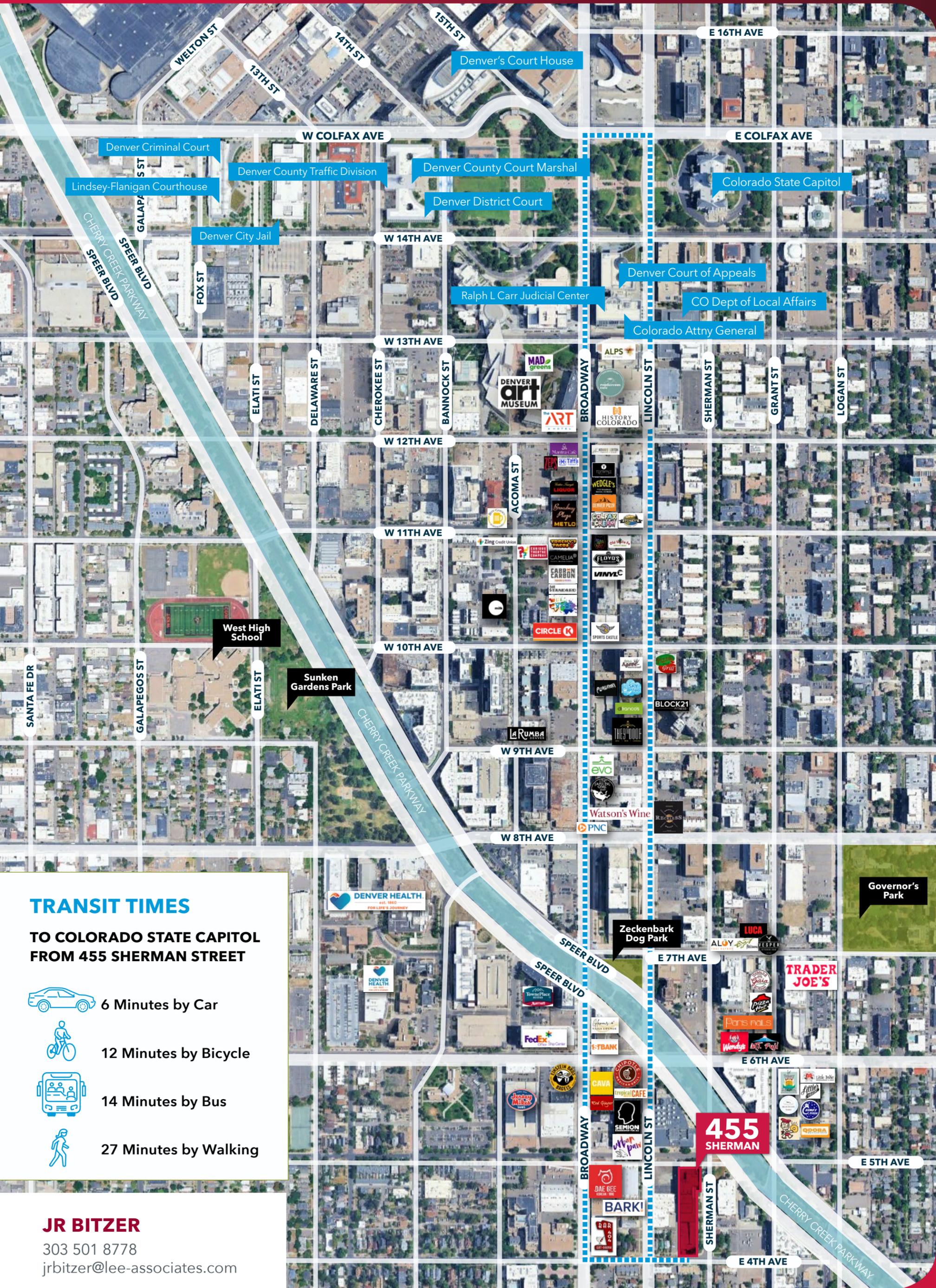
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455 SHERMAN STREET

NEARBY AMENITIES & DRIVE TIMES



TRANSIT TIMES

TO COLORADO STATE CAPITOL
FROM 455 SHERMAN STREET

 6 Minutes by Car

 12 Minutes by Bicycle

 14 Minutes by Bus

 27 Minutes by Walking

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