

4704

HARLAN ST

DENVER, CO 80212

\$23 - \$25 SF/YR (FULL SERVICE)

LEASE RATE



SAM LEGER

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 **UNIQUE**
PROPERTIES

 TCN

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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Available SF:	600 SF - 5,815 SF
Available Suites:	See Page 3
Lease Rate:	\$23.00 - \$25.00 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.

- 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

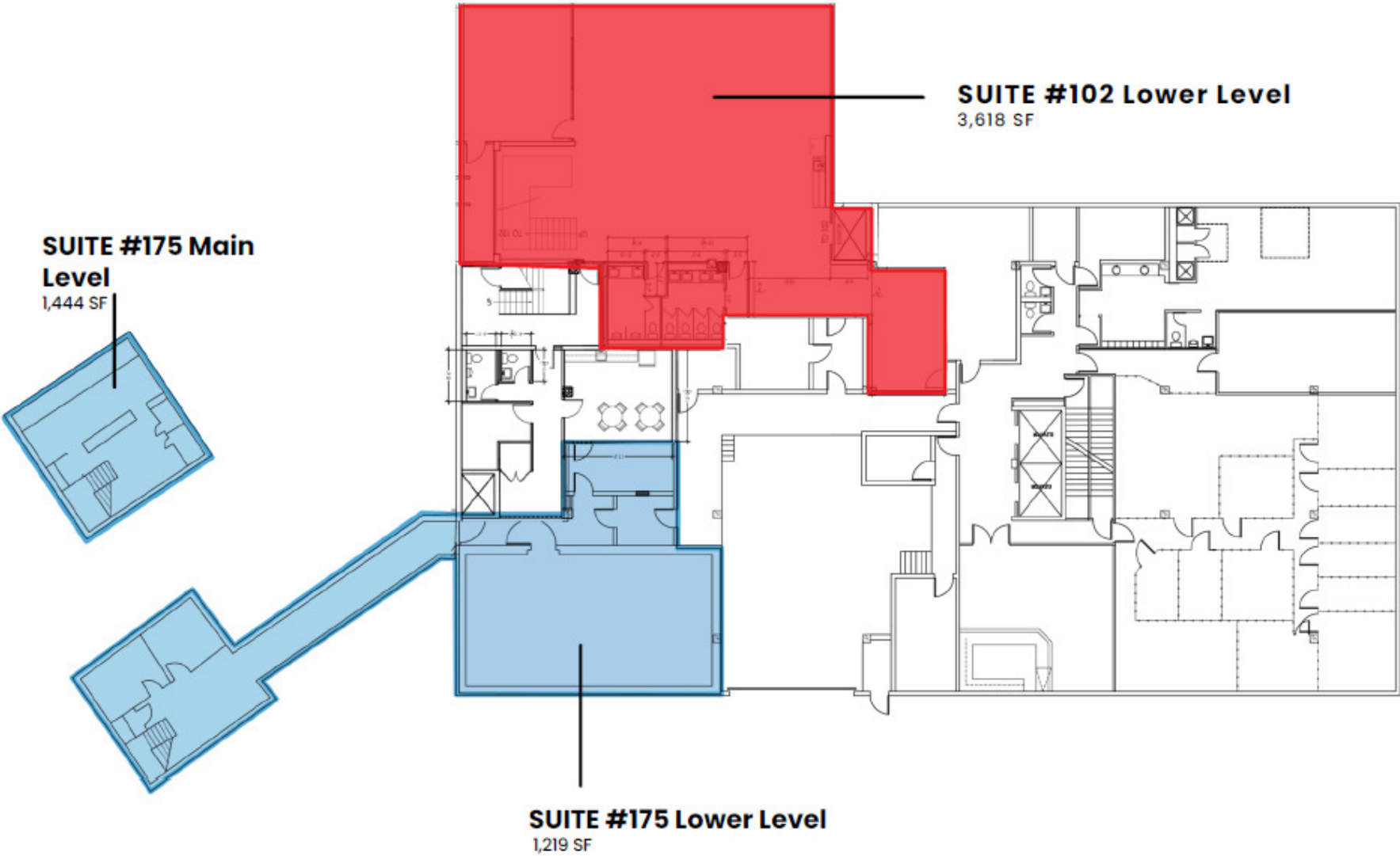
LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	600 - 5,815 SF	Lease Rate:	\$23.00 - \$25.00 SF/yr

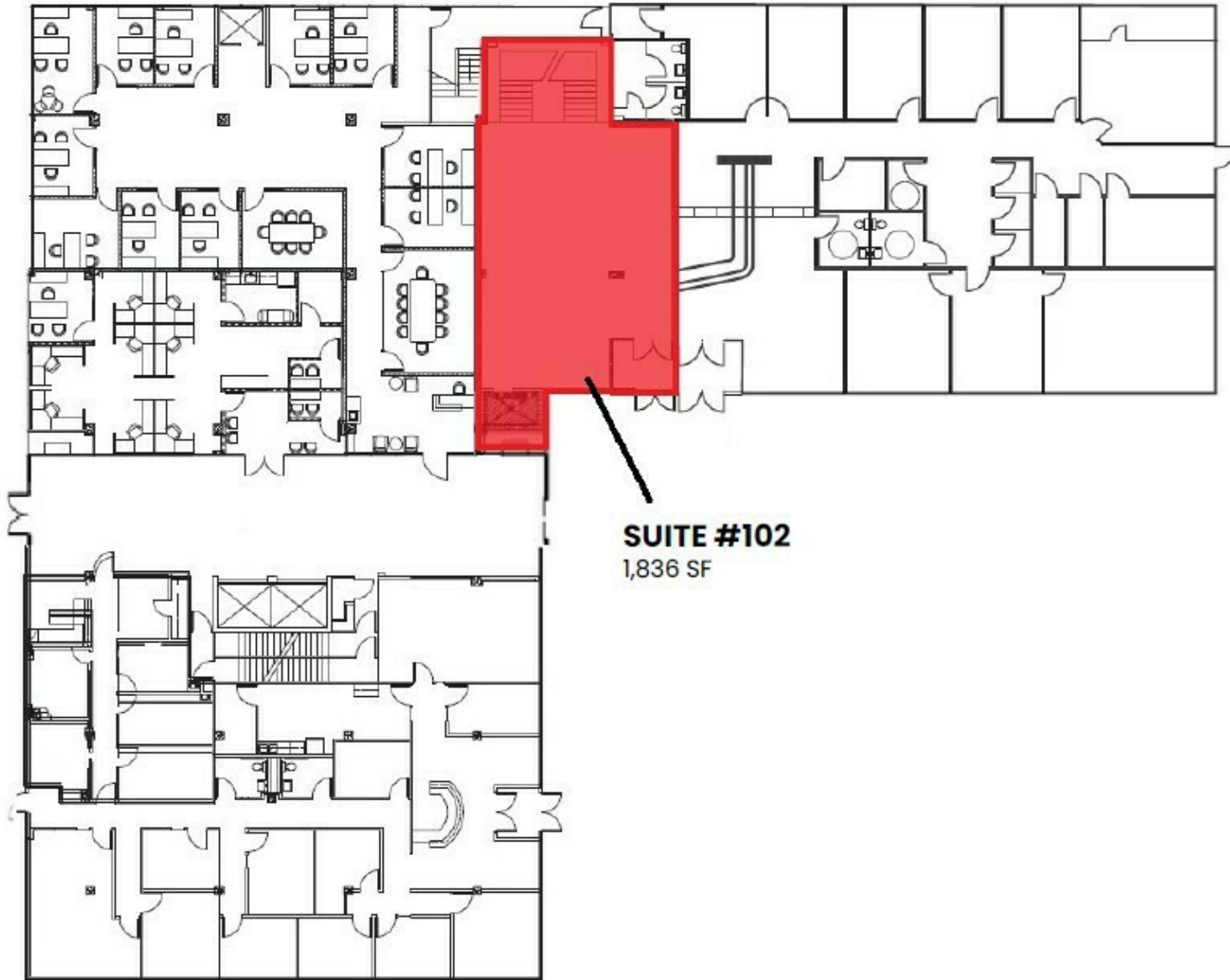
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 150	5,815 SF	Full Service	\$25.00 SF/yr	Available 11/1/2025
Bank Space: Suite 175	2,663 SF	Full Service	\$23.00 - \$25.00 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 330	3,008 SF	Full Service	\$20.00 SF/yr	-
Suite 340	1,828 SF	Full Service	\$20.00 SF/yr	-
Suite 415	2,967 SF	Full Service	\$23.00 - \$25.00 SF/yr	-
Suite 670A	600 SF	Full Service	\$23.00 - \$25.00 SF/yr	-
Suite 620	2,319 SF	Full Service	\$23.00 - \$25.00 SF/yr	Available March 1st, 2026
Suite 690	2,289 SF	Full Service	\$23.00 - \$24.00 SF/yr	-

BASEMENT FLOOR PLAN



1ST FLOOR

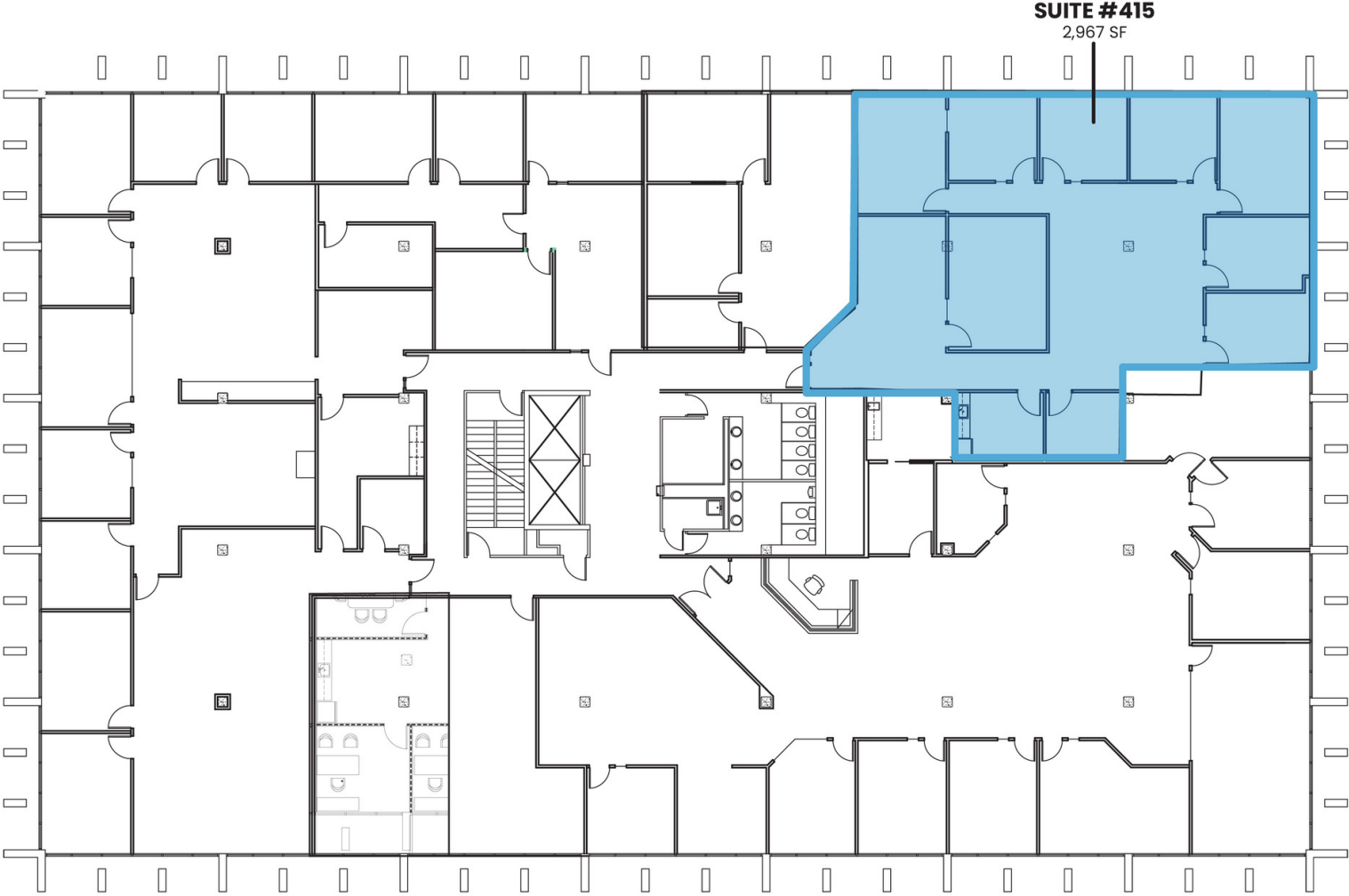


SUITE #102
1,836 SF

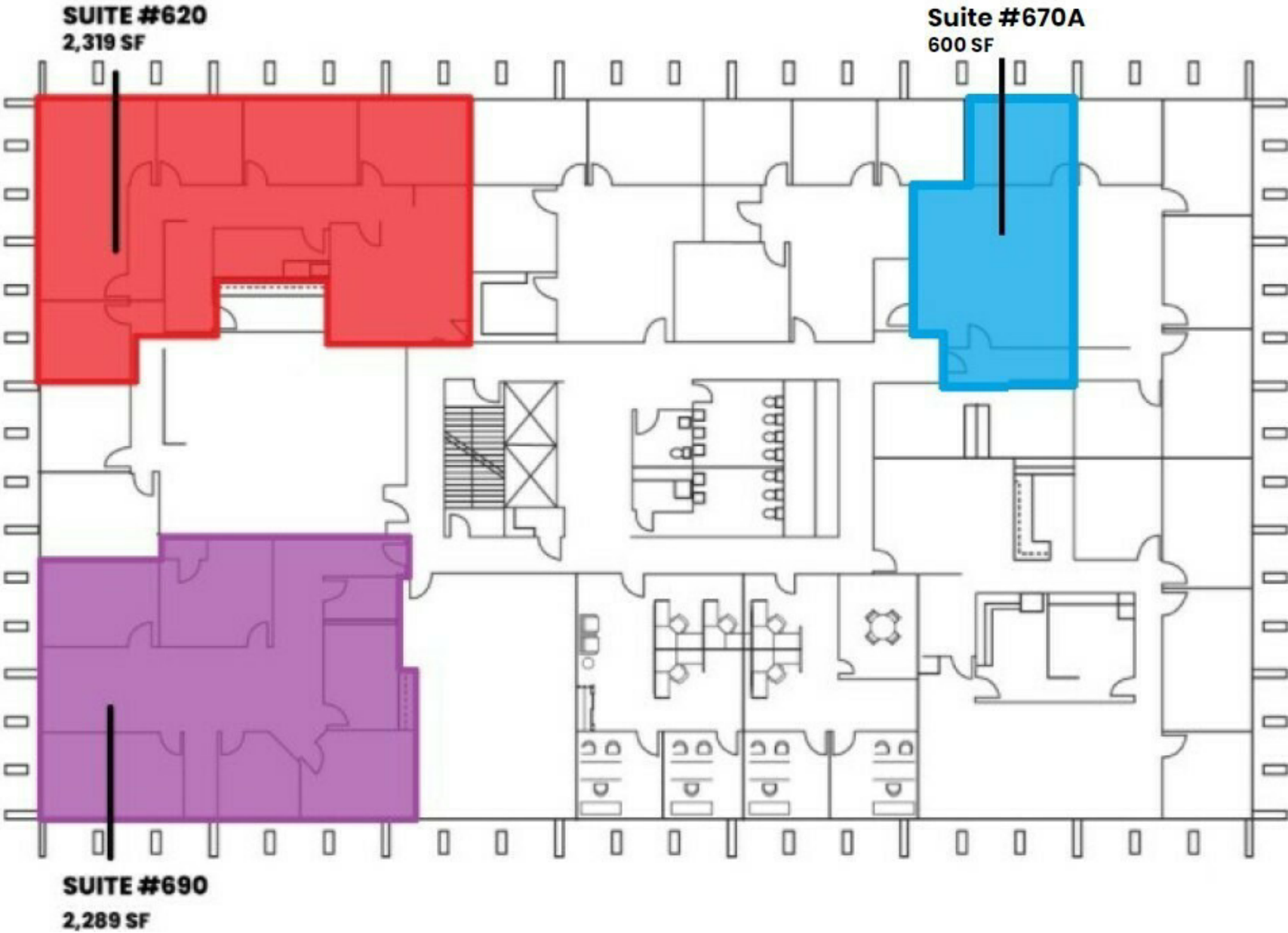
3RD FLOOR



4TH FLOOR



6TH FLOOR





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