

FOR SALE & LEASE

677
S COLORADO BLVD

DENVER, COLORADO 80246

PROPERTY OVERVIEW

LIST PRICE	Contact Brokers
LEASE RATE	Contact Brokers
BUILDING SIZE	15,244 SF
BUILDING TYPE	Office
LOT SIZE	18,844 SF
YEAR BUILT	1970

PROPERTY FEATURES

- Exceptional frontage and direct access on Colorado Boulevard
- Prime opportunity for owner-user occupancy
- Flexible open floor plan
- 22 covered parking spaces on-site
- Located in a high-income area near Cherry Creek, surrounded by exclusive retailers
- Strategic covered land play — positioned within a potential future redevelopment corridor



BROKER CONTACTS

PAUL NORA

Advisor

T: 303.962.9575

PNora@PinnacleREA.com

JAMIE MITCHELL

Principal

T: 303.962.9571

JMitchell@PinnacleREA.com

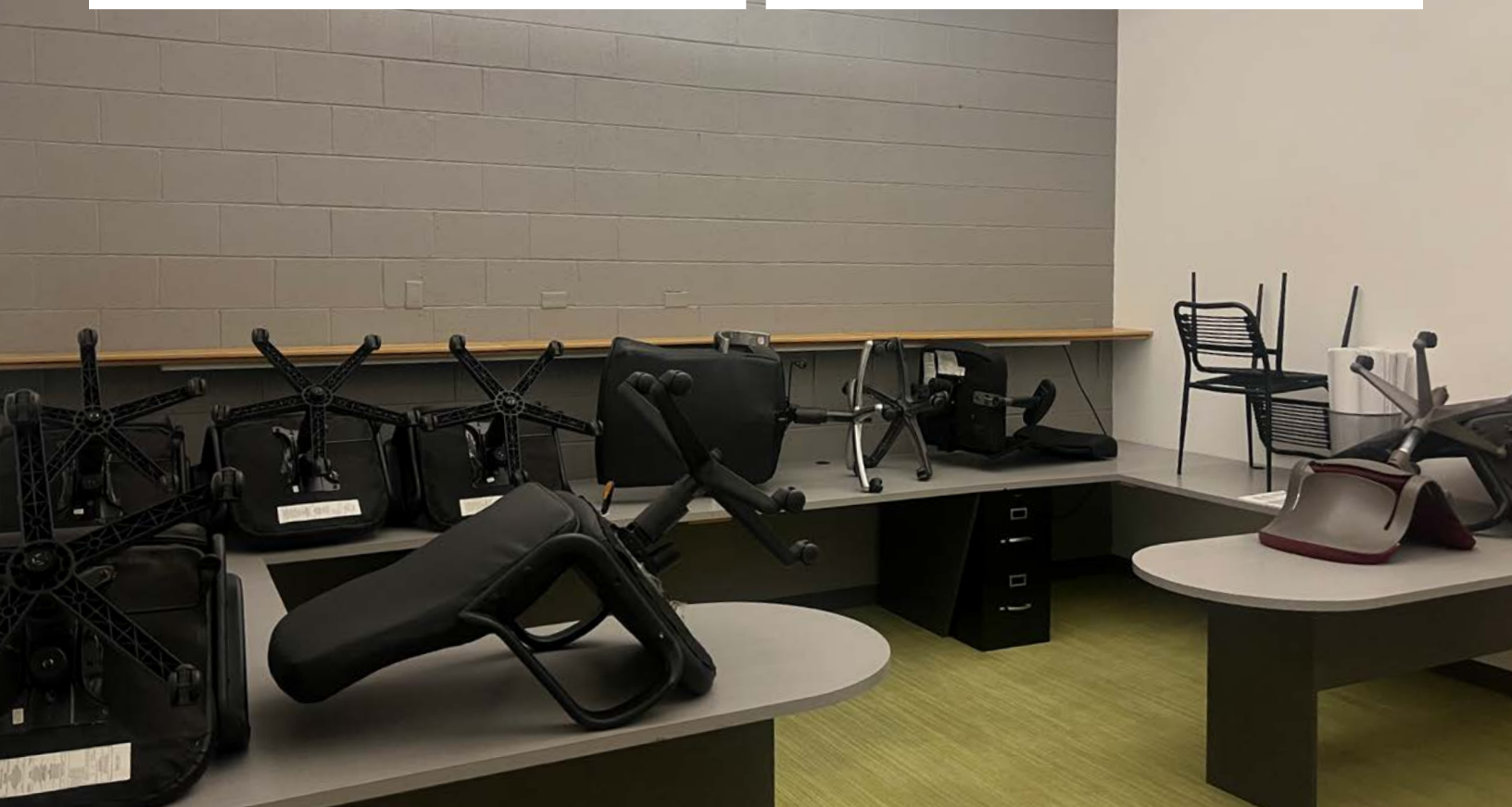
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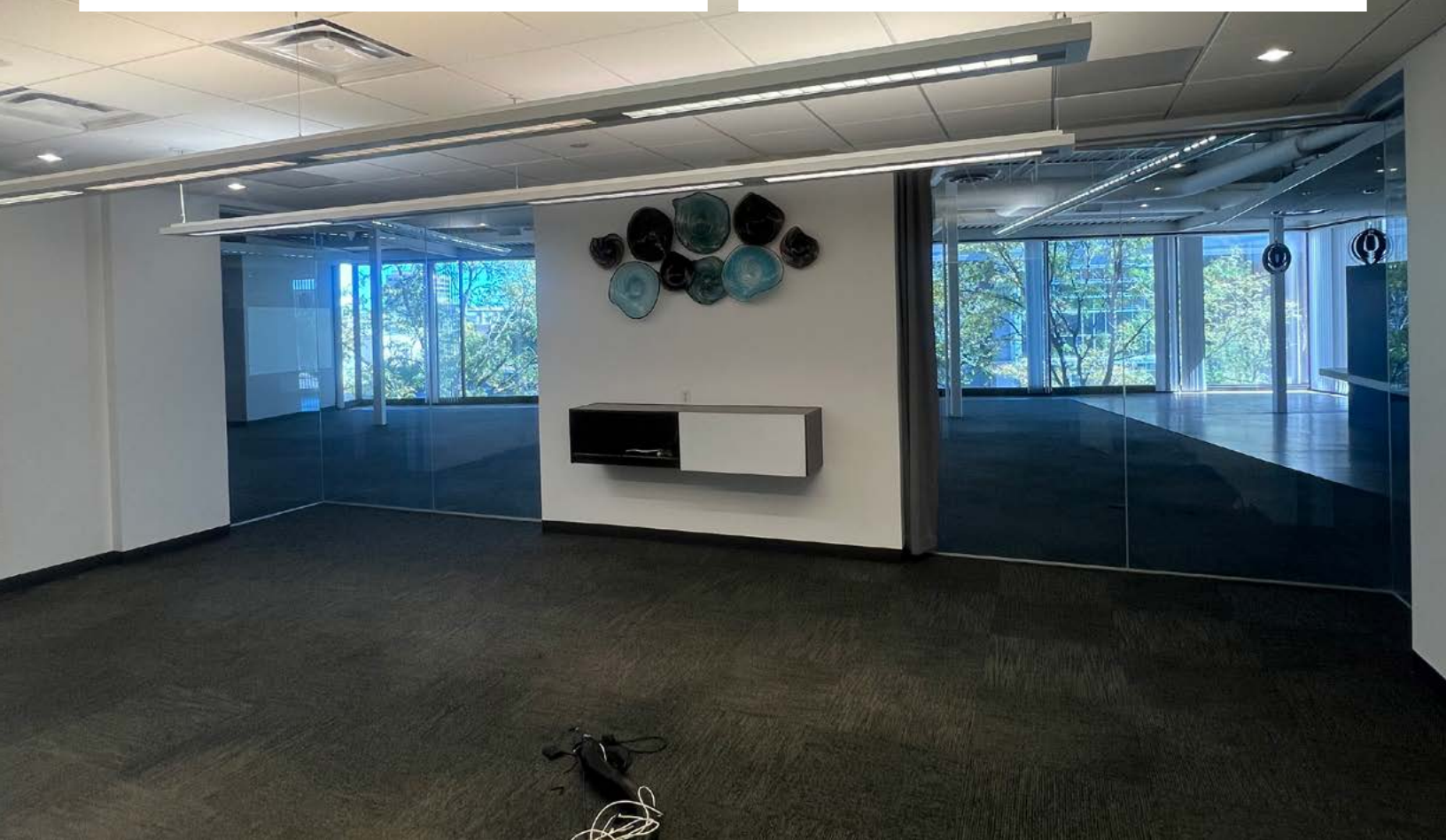
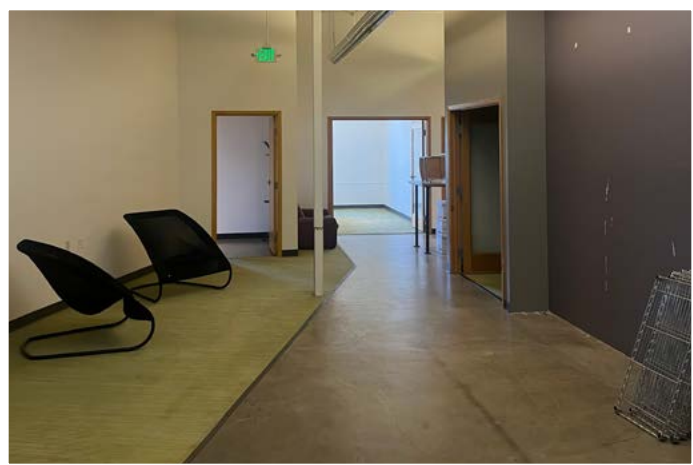
Vice Principal

T: 303.884.9922

TRice@PinnacleREA.com







BROKERAGE TEAM

PAUL NORA
Advisor
T: 303.962.9575
PNora@PinnacleREA.com

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