

4704

HARLAN ST

DENVER, CO 80212

LEASE RATE

\$21 - \$23 SF/YR (FULL SERVICE)



FORMER BANK SPACE

8 DRIVE-THROUGH LANES



SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

 **UNIQUE**
PROPERTIES

 **TCN**
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Address	4704 Harlan St Denver, CO 80212
Lease Rate	\$21-\$23 FS
Main Bank Space	1,444 SF
Lower Level Vault	1,219 SF
Total Available SF	2,663 SF
Building Size	110,948 SF
Drive Through Lanes	8

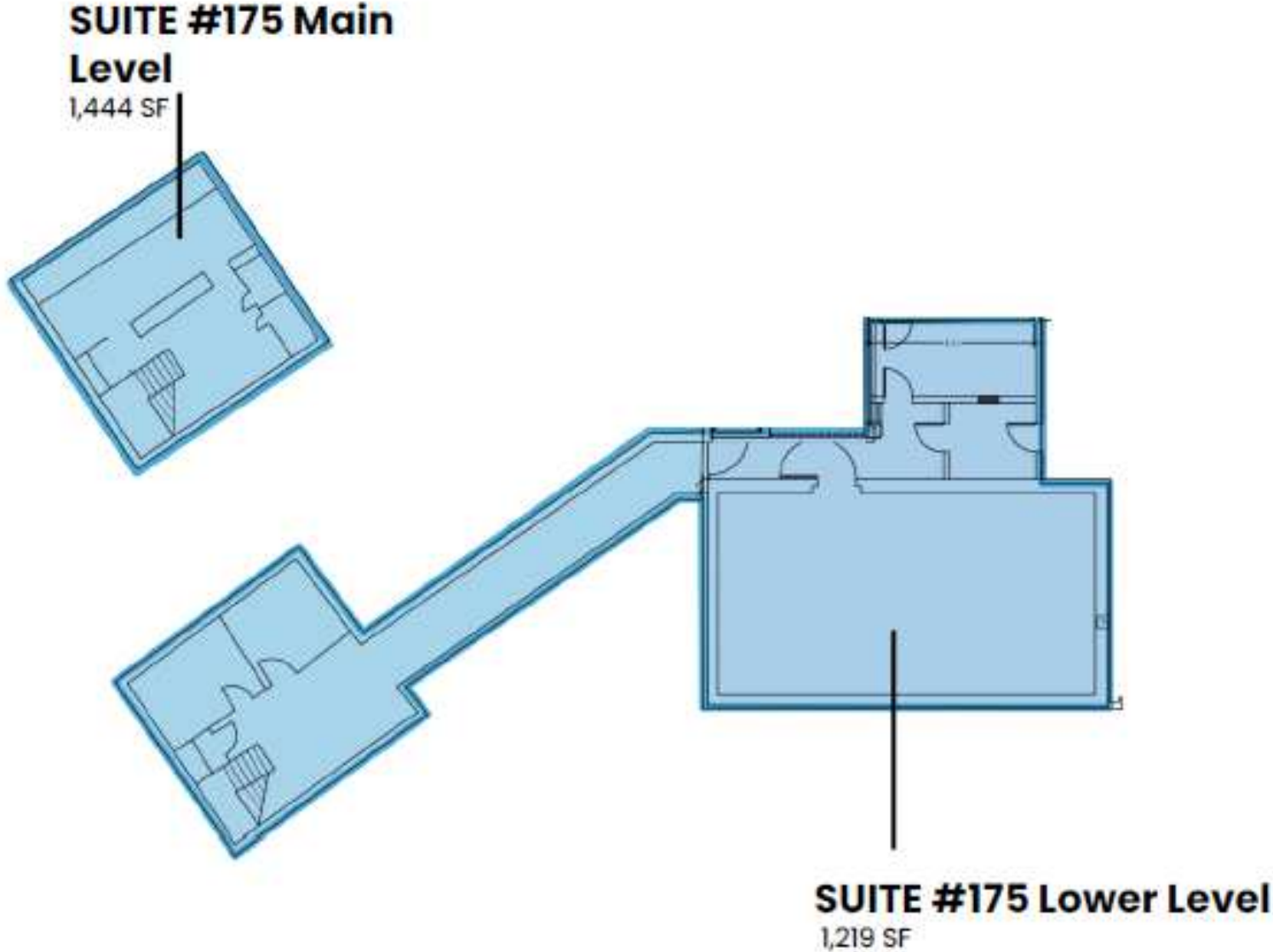
PROPERTY DESCRIPTION

The Lakeside Office Park, a prominent building in Northwest Denver, features a 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. The building, formerly a bank, still retains its vaults and safes, offering potential for financial institutions or businesses needing secure storage. Positioned on a hard corner with a signalized intersection, the site benefits from significant traffic flow and proximity to numerous retail amenities. The property also includes modern mechanical systems updated in 2020 and is available for lease at \$21-\$23 per SF FS.

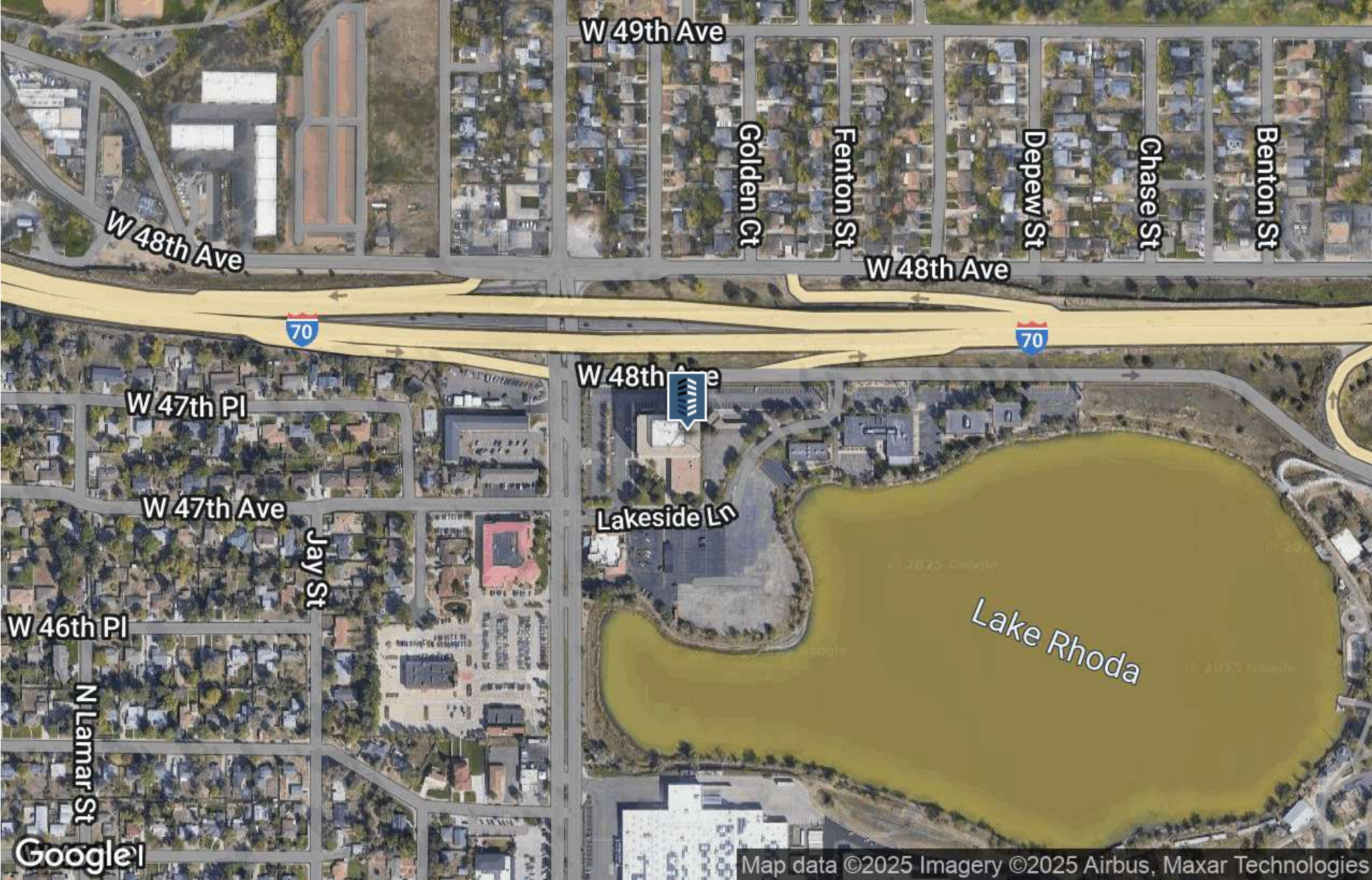
- Former Bank Building - Vault and Safes still in place
- Located on Hard Corner - Signalized Intersection
- Convenient location with immediate access to I-70
- Drive-Thru Available
- New Mechanical Systems in 2020



FLOOR PLANS



LOCATION MAP



WHY DENVER?

Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

#1

Best State
Economy
U.S. News

#2

Best Place
to Live
U.S. News

#3

Fastest Growing
State This Decade
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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