

# OFFICE FOR LEASE



3333 S. BANNOCK, ENGLEWOOD, CO 80110

## HIGHLIGHTS

- Located in the heart of the Englewood City Center.
- RTD Englewood Station and Park-N-Ride within walking distance.
- 24 hour access in a secure building with locking doors and elevators after business hours.
- Building amenities include fitness center with locker rooms, free to tenants; conference rooms, on-site storage and abundant parking.
- Beauty Blade (plastic surgeons) and Body in Progress (pilates/gyrotonics) are other retail tenants.
- Great views of Downtown Denver and the mountains.
- Swedish Medical Center is directly east of building.
- Easily accessible by I-25, Highway 285 & 85 (Santa Fe Drive) and Federal Blvd. (88).

**\$19.00 - \$21.00  
Per Square Foot**

**Full Service Lease Rate**

## PROPERTY STATISTICS

BUILDING		SITE	
SIZE	90,000	SITE SIZE	1.744 acres
YOC	1969	PARKING	Surface
MATERIALS	Reinforced Concrete	ZONING	Commercial General Office

**FOR MORE INFORMATION, PLEASE CALL:**

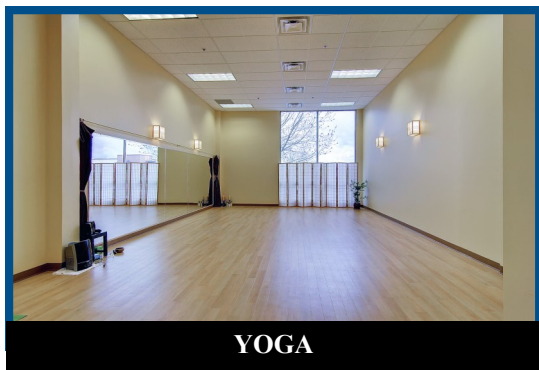
**John V. Propp, CCIM—303/692/1816  
6565 S. Dayton St., Suite 3000,  
Greenwood Village, CO 80111**

**learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)**





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**YOGA**



**FITNESS ROOM**

**Walkability Score**

**91 out of 100 - A walker's paradise!**

Walk to numerous stores—  
Walmart, Hobby Lobby, bookstores,  
MJ Design jewelers.

Restaurants include Country Buffet, Café 180,  
Moe's BBQ, Smashburger, Fireside Books and  
Coffee, Casual Lounge Bar, Starbucks

**Traffic Counts**

Hampden east of Broadway is traveled by  
62,291 vehicles per day.

Broadway south of Hampden is traveled by  
33,581 vehicles per day.

No warranty or representation is made as to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.