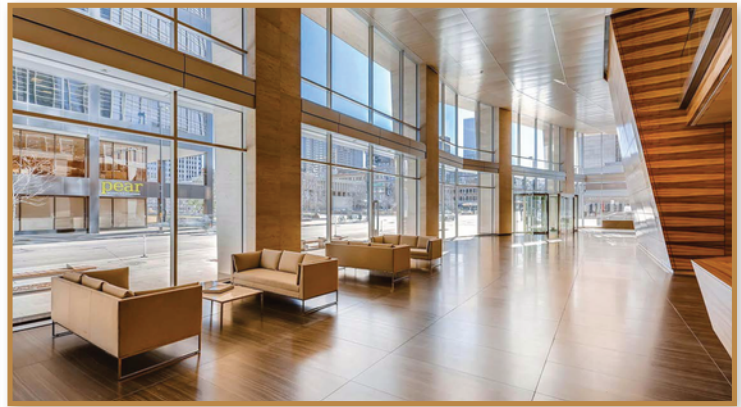




PRICE REDUCED

SHORT TERM SUBLEASE

1144 15TH STREET, SUITE 3290
DENVER, CO 80202



SUITE 3290 - 2,177 SF

- **SUBLEASE THROUGH JUNE 30, 2027**
- Offers 3 private offices, 3 workstations, conference room, kitchen, copy/workroom, reception area, and floor-to-ceiling windows
- Across the hall from the floor's shared restrooms and elevator lobby

ABOUT THE PROPERTY

This 40-story, LEED Gold-certified workplace features a grand lobby, 5,000-sq-ft fitness center, tenant lounge, landscaped terraces, and 24/7 security with 858 parking spaces.

Located in the heart of LoDo's financial and cultural district, it offers premium air filtration and excellent access to major transit routes and Denver International Airport.

FOR MORE INFORMATION:

DAVID LEUTHOLD

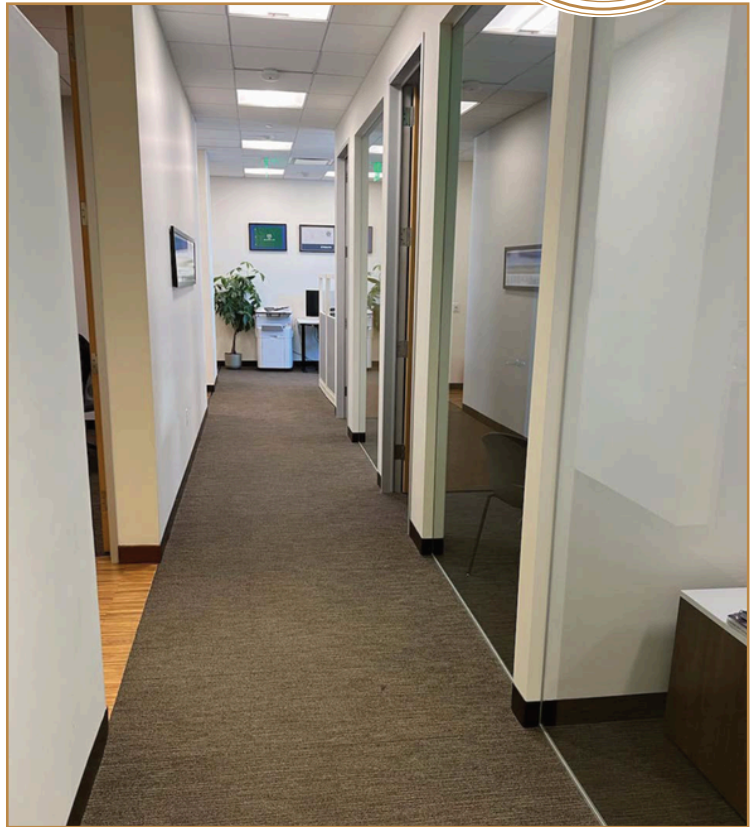
C: 303.520.7729

dleuthold@stcharlestown.com

stcharlestown.com

SUBLEASE RATE:
\$41.34/SF GROSS

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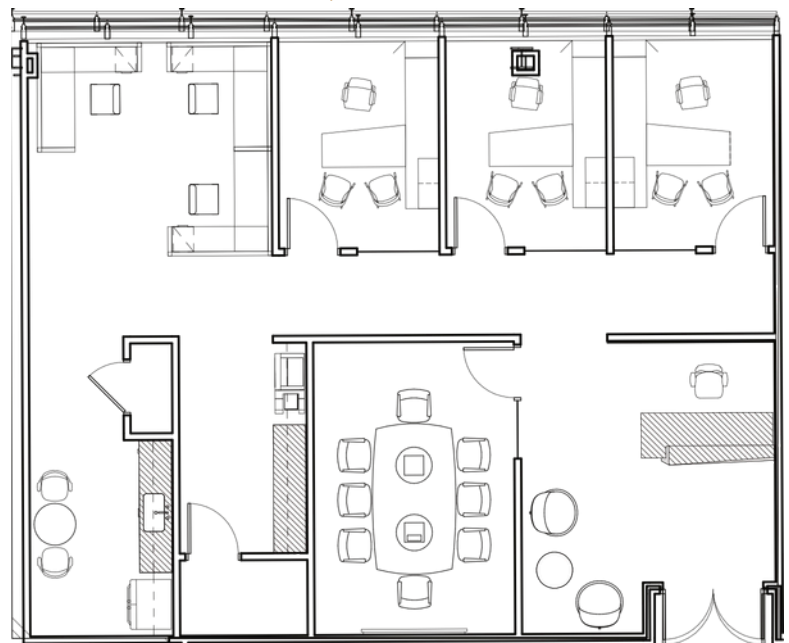
32ND FLOOR PLATE



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* Hypothetical furniture layout

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