

OFFICE SPACE FOR LEASE

4701 N. MARION ST,
DENVER, CO

THE EXCHANGE

DEN



COL

1898



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NATURAL OBJECT

NAIShames Makovsky



SHOWCASING THE SPIRIT OF THE WEST

The Exchange is a contemporary Western mercantile and commercial office hub located in the redeveloped 1916 Livestock Exchange Building, the most historically significant structure at Denver's expansive National Western Center. Carrying forward the pioneering spirit of an earlier time, the Exchange brings together Western values and modern day innovation.

28,000 square feet of Western heritage office space brimming with original finish details is available on the top three floors of the Exchange. The first floor offers a modern steakhouse and Western goods retail.

PROPERTY HIGHLIGHTS

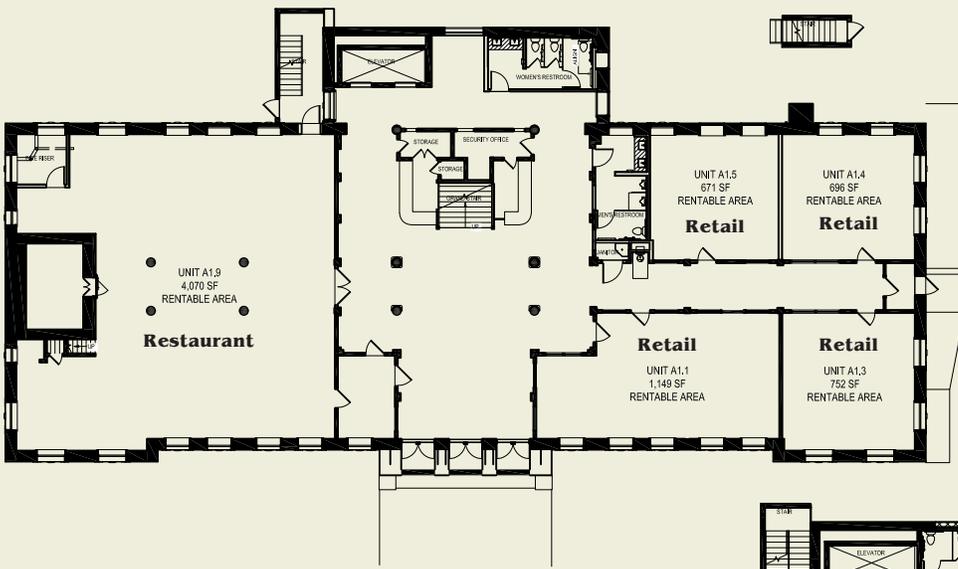
- + TWO ONSITE RESTAURANTS AND MULTIPLE RETAIL SHOPS
- + ICONIC CLASSICAL REVIVAL ARCHITECTURAL FEATURES INCLUDING FLUTED COLUMNS, GRAND STAIRCASE, TERRAZZO FLOORS AND TERRA COTTA BRICK FACADE
- + SURROUNDED BY THE NATIONAL WESTERN CENTER CAMPUS, A \$1.2 BILLION PUBLIC PROJECT ON THE HISTORIC 250-AC GROUNDS OF THE NATIONAL WESTERN STOCK SHOW
- + FEATURING 2.2 MILLION SQUARE FEET OF NEW INDOOR AND OUTDOOR SPACE
- + NEXT DOOR TO SPUR, COLORADO STATE UNIVERSITY'S WATER, AGRICULTURE AND ANIMAL SCIENCE CAMPUS



LEASING SUMMARY

- + RATES
\$32 - \$35/SF NNN
- + LEASE TERM
FLEXIBLE
- + TOTAL UNIT SF
1,500 - 9,500 AVAILABLE ON FLOORS 2-4
- + PARKING
SURFACE PARKING INCLUDED



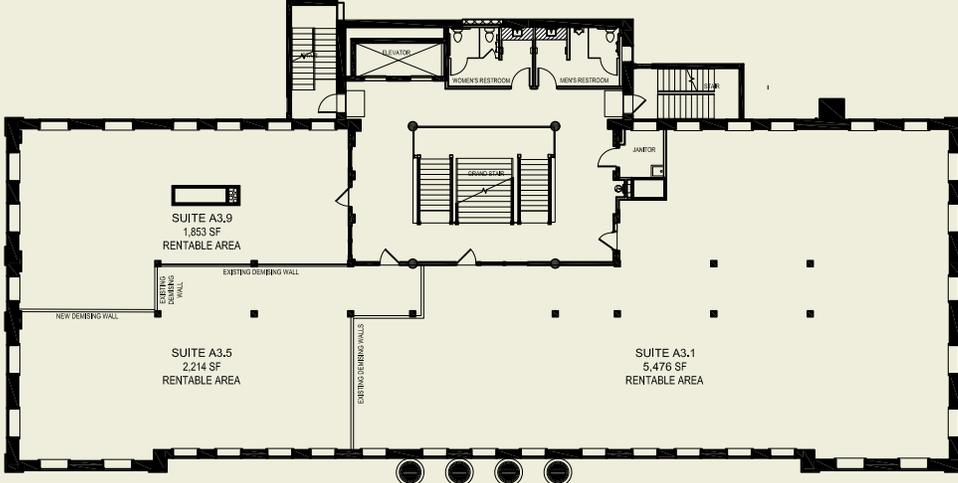
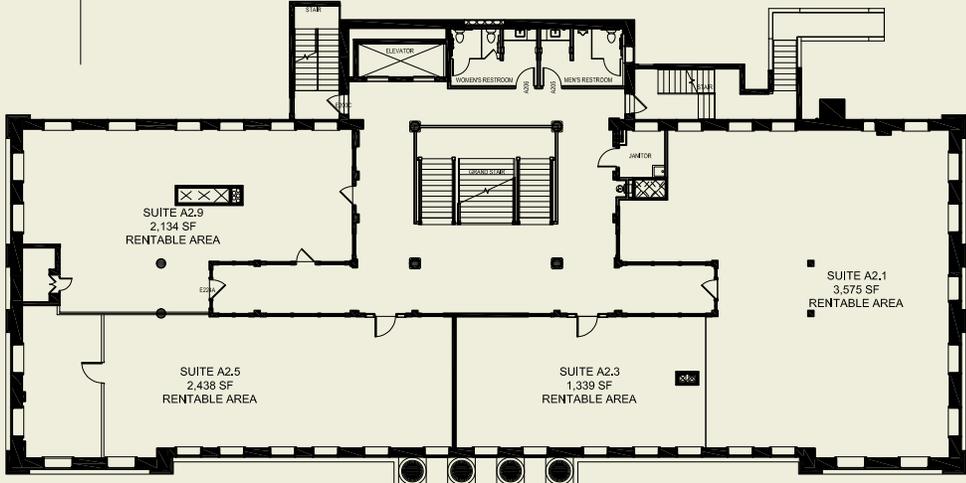


First Floor

**Restaurant
Retail**

Second Floor

Office

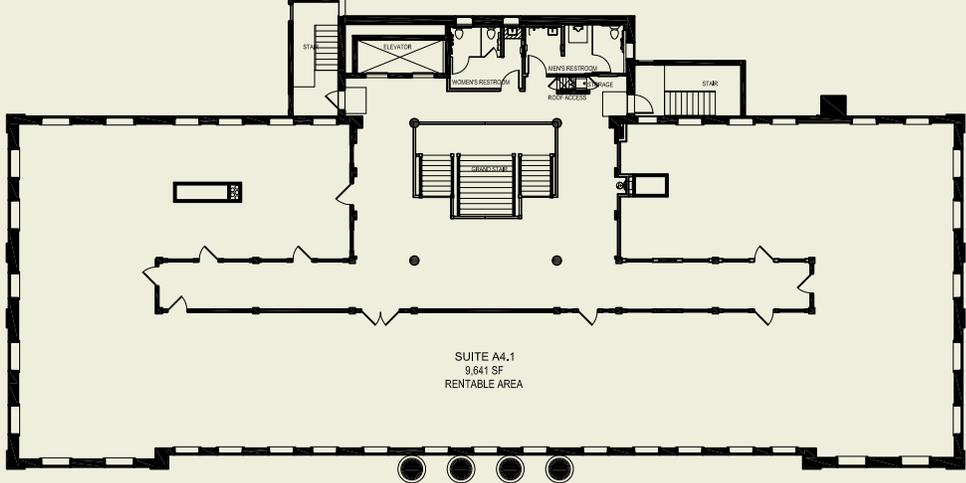


Third Floor

Office

Fourth Floor

Office





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