



Historic Landmark Building with modern amenities

Reduced Price: ~~\$599,500~~ \$575,000

Lease Rate: \$16.00/RSF NNN (OpEx Est: \$16.00/RSF)

Property Highlights:

Building Type:	Office	Year Built:	1890
Building Size:	222,630 GSF	Typical Floor Size:	24,737 GSF
Unit Size:	1,928 USF/2,236 RSF	Association Dues:	\$1,510.44/mo

Property Features:

- Historic Landmark Building with modern amenities
- Numerous parking garages adjacent to building
- Across the street from RTD Lightrail station and the 16th Street Mall
- On site property management, workout facilities, and conference room

Property Description:

The Equitable Building was the showpiece of Denver's thriving financial district when it opened in 1892. It remains the gem of the city. Modern amenities and an impeccable unit buildout make this a one of a kind opportunity for a prestigious, professional suite in one of Denver's most coveted office buildings.

For more information, please contact:

MICHAEL ONEIL

Associate Advisor

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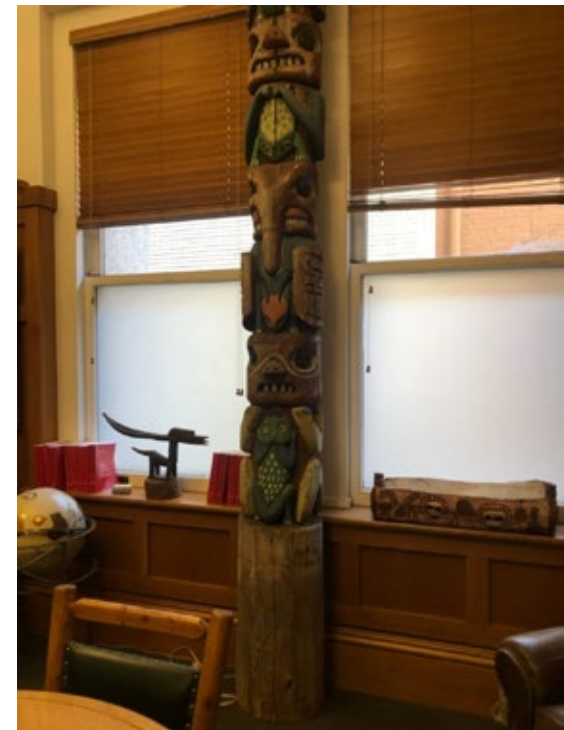
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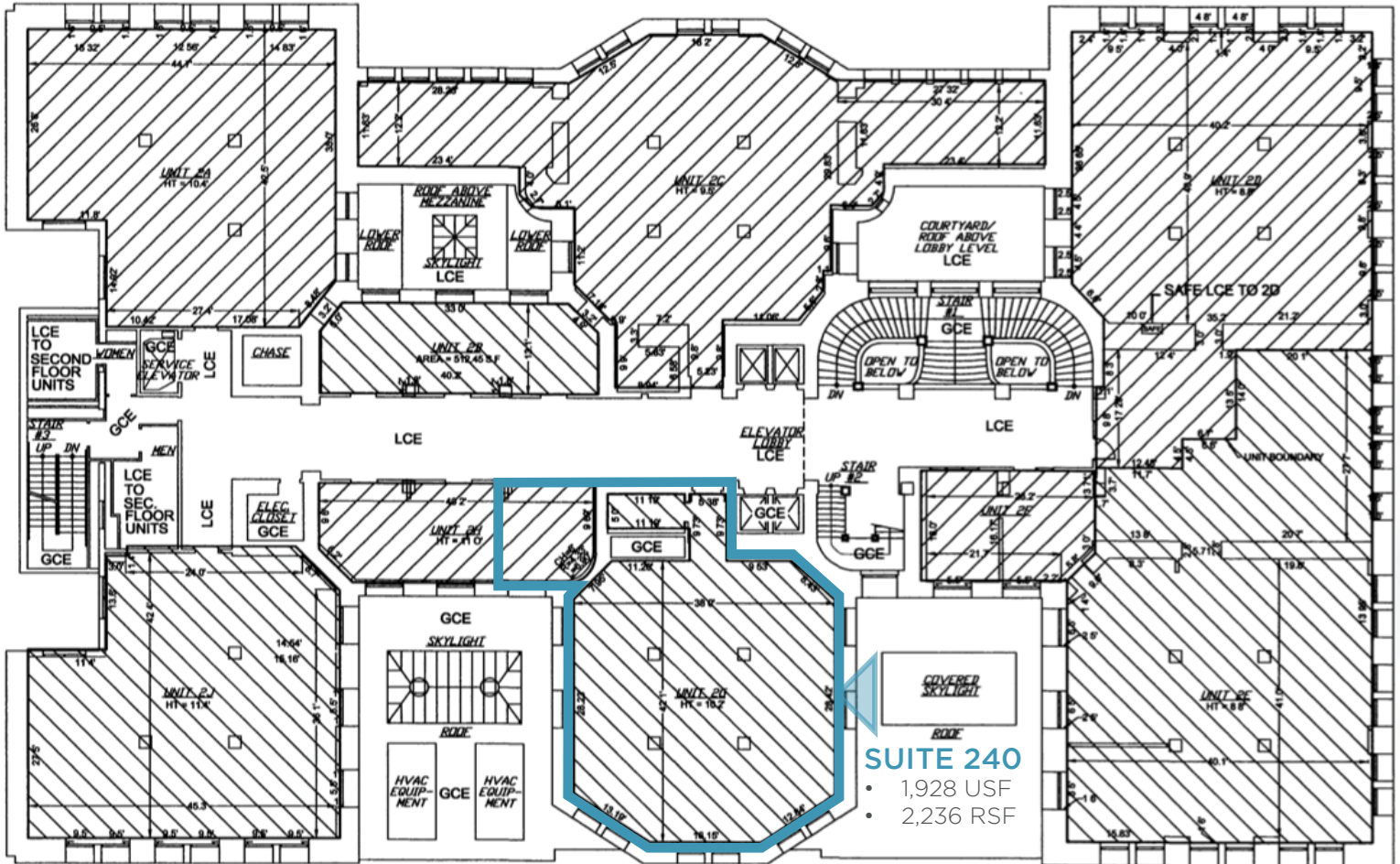
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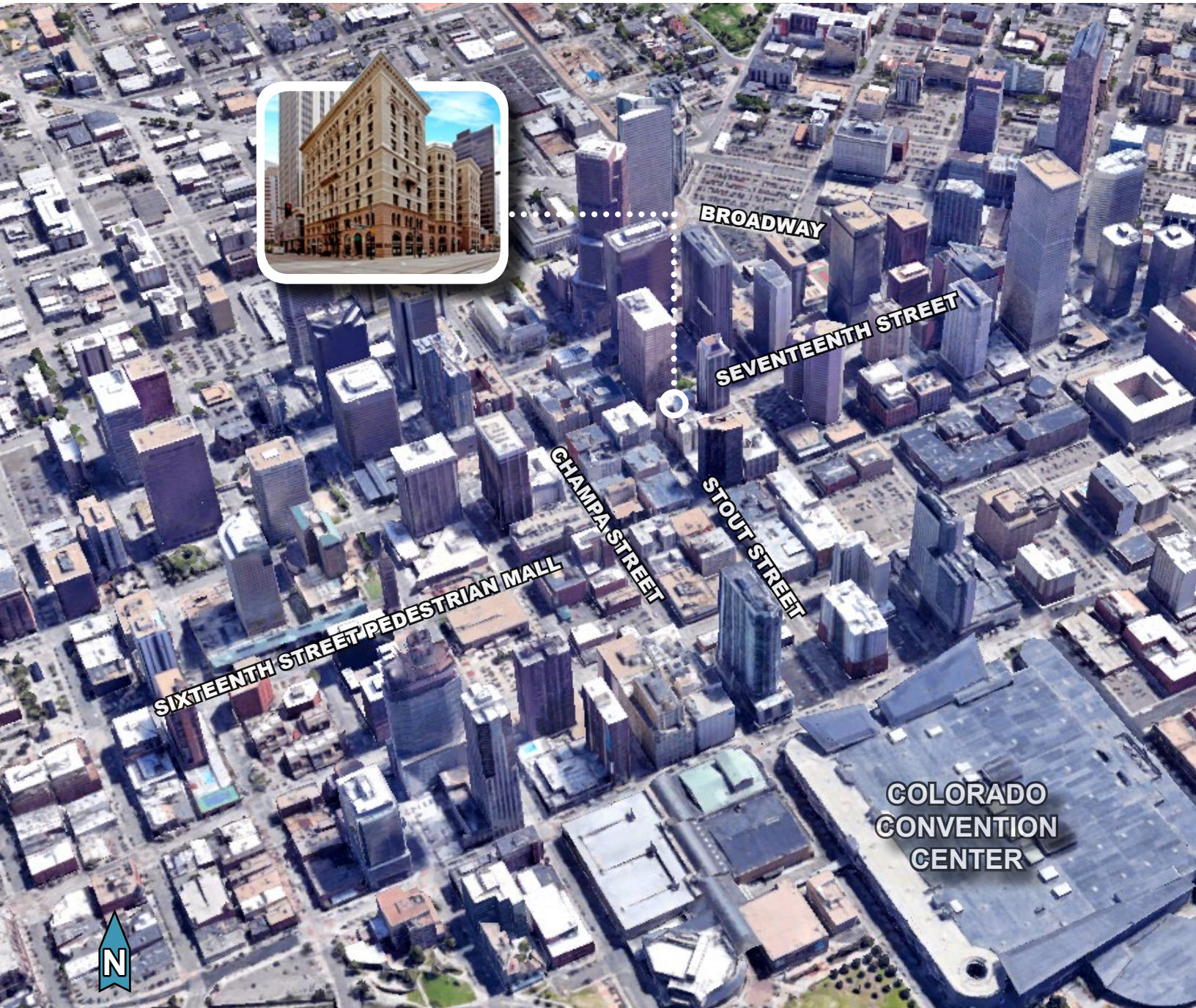


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