



FOR SALE OR LEASE

Left Bank Lofts

1301 Wazee Street, Unit 100

8,647 SF

Purchase Price: Negotiable

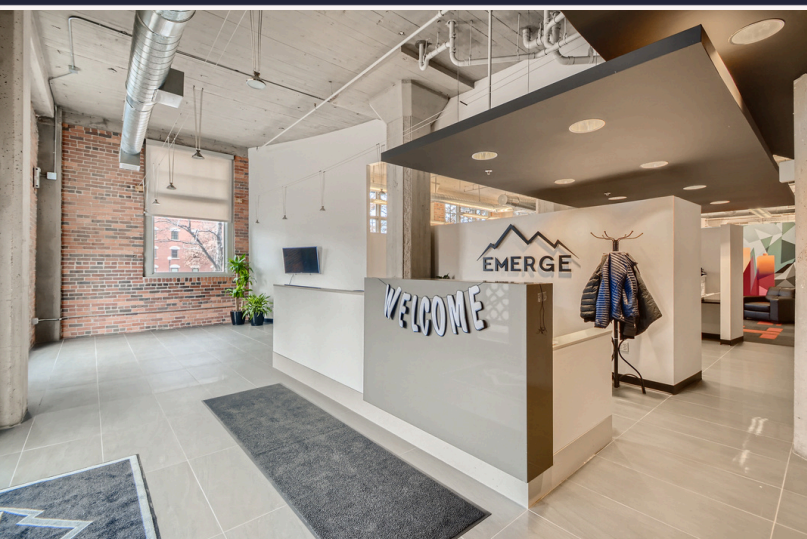
Lease Rate: Negotiable

Taxes/OPEX/HOA: \$TBD/SF

Lease Income: \$TBD/Year

(Verizon)

Parking: 6 Surface Spaces



ANDY CULLEN

PARTNER

andy@tributaryre.com

720-933-9411

JONA BEHM

VICE PRESIDENT

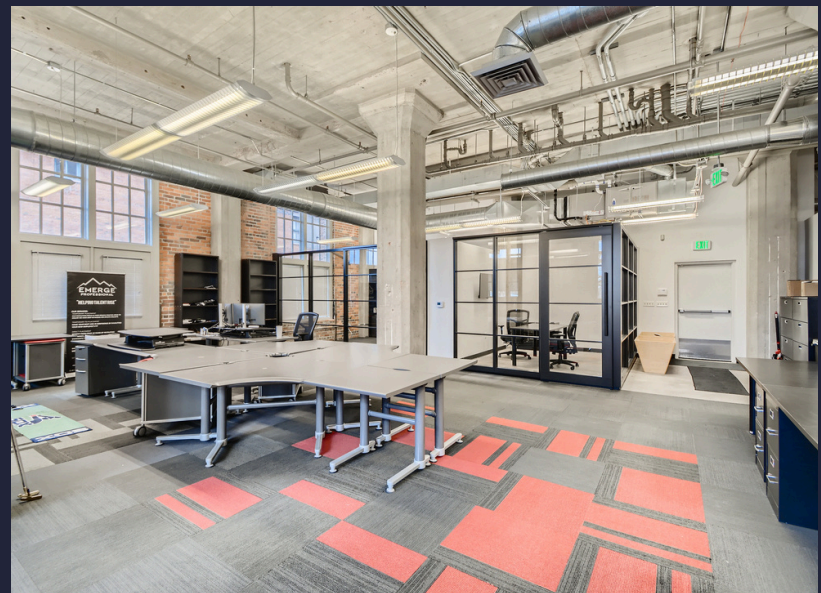
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720-394-8694

1301 Wazee Street, Unit 100



- Ground Floor Office Loft
- In Suite Gym with Shower
- Exterior signage with Speer Blvd visibility
- Abundant natural light
- Centrally located with easy access to I-25 and Speer Blvd
- Walking distance to Downtown, Union Station, Ball Arena, restaurants and other local attractions



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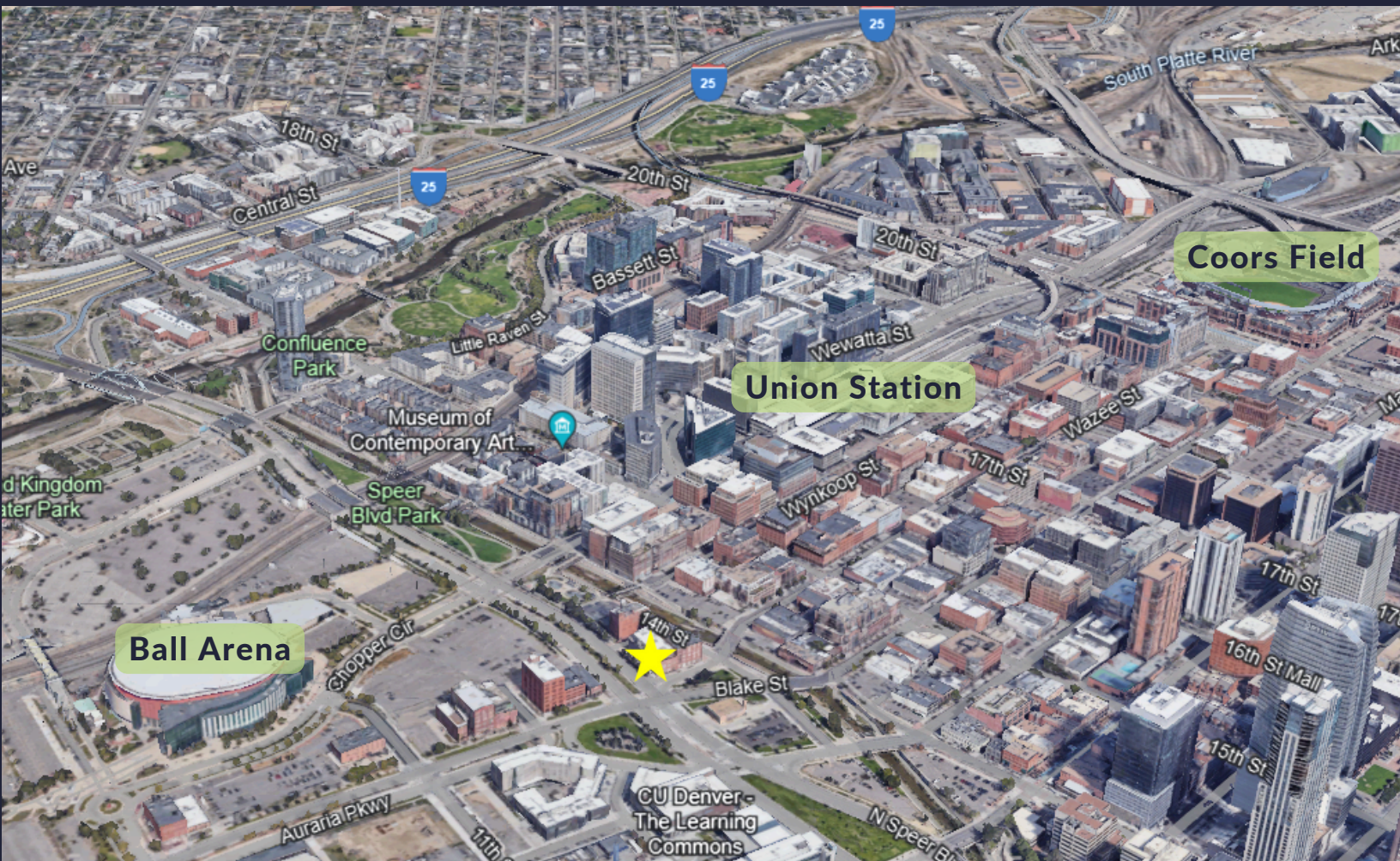
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