



## Plug & Play Opportunity with High End Finishes SUBLEASE RATE: BEST LEASE RATE ON COLORADO BLVD

### PROPERTY OVERVIEW

Building Size:	138,716 SF
Suite 700:	11,911 SF Divisible to 2,870 RSF)
Suite 702:	2,870 RSF

### PROPERTY FEATURES

- **Sublease term through March 31st, 2029 / Longer term on a direct lease**
- Walk to numerous restaurants and retail
- Unparalleled Western Views
- All FF&E included
- New tenant finishes

### PROPERTY/AREA DETAILS

Building amenities include a conference room, full-service bank, upgraded common areas, and future renovations will add restaurant and balcony space

For more information, please contact:

**TRENT RICE**  
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**Pinnacle Real Estate Advisors**  
One Broadway Suite A300 Denver, CO 80203  
303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)



# PLUG & PLAY SUBLEASE

400 SOUTH COLORADO BOULEVARD  
DENVER, CO 80246



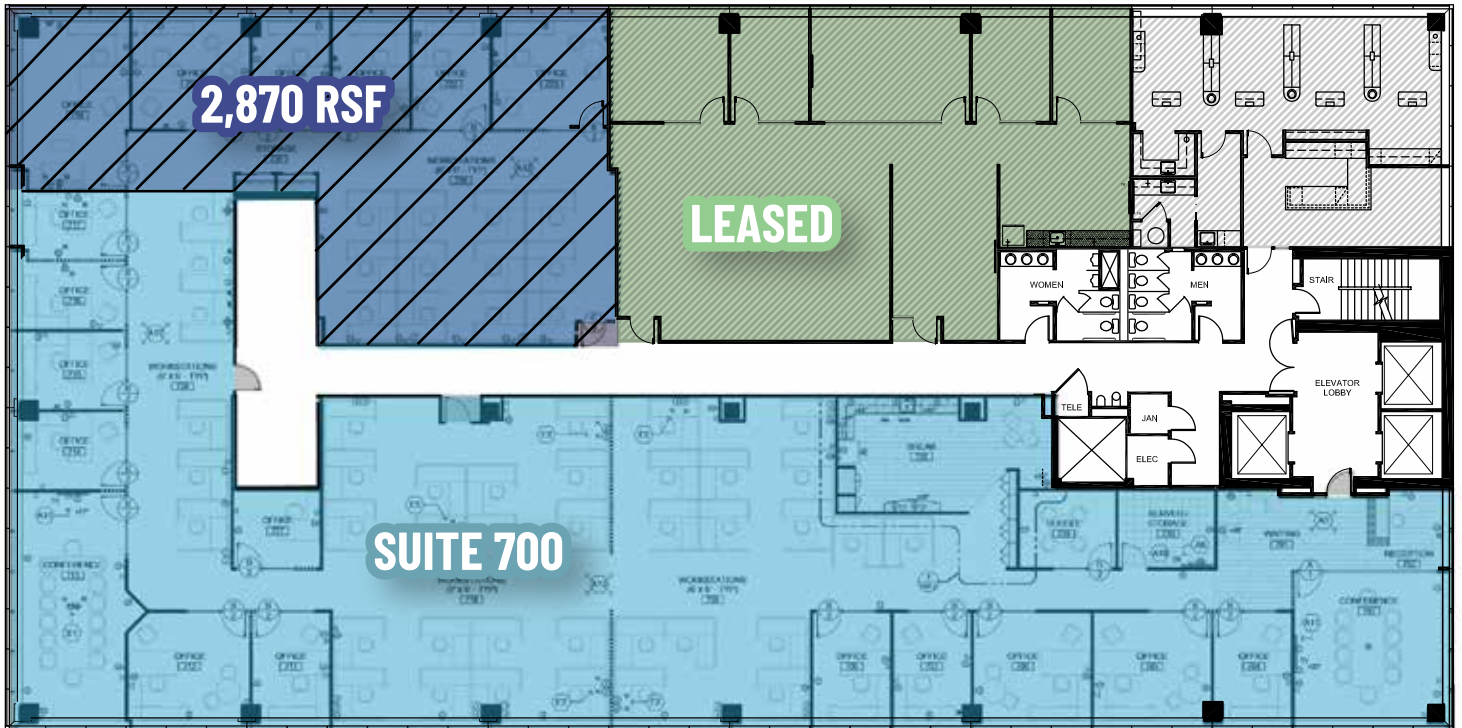
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## LEASE INFORMATION

Lease Type:	Full Service
Total Space:	11,911 RSF
Divisible To:	2,870 RSF

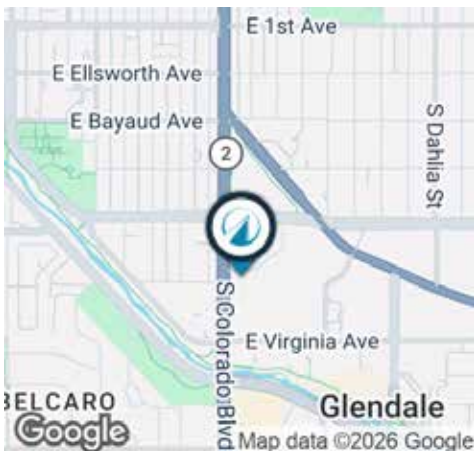
Lease Term:	March 31, 2029
Lease Rate (Full Service):	\$20.00 SF

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### AREA DEMOGRAPHICS:



Population

<b>1 Mile</b>	968
<b>3 Mile</b>	4,758
<b>5 Mile</b>	21,011



Households

<b>1 Mile</b>	580
<b>3 Mile</b>	2,817
<b>5 Mile</b>	11,738



Average HH Income

<b>1 Mile</b>	\$193,550
<b>3 Mile</b>	\$182,353
<b>5 Mile</b>	\$159,991

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