

EXCHANGE

AT BOULEVARD ONE

63 N. Quebec Street, Denver, CO 80203

EXPLORE

EXCHANGE

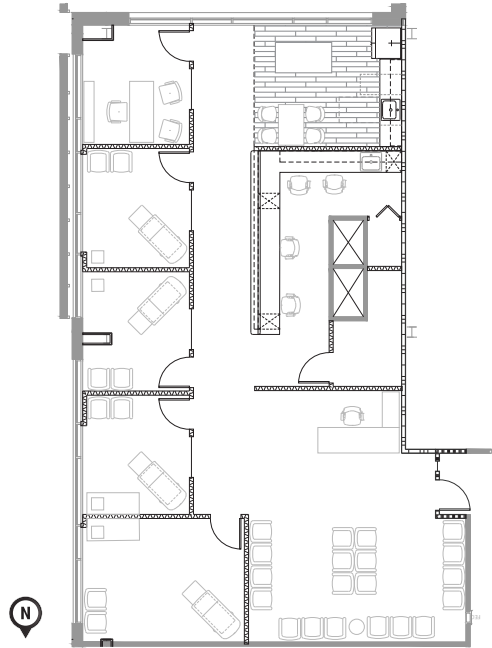
EXHALE

NEWMARK

 **confluent**
development

AVAILABILITIES

UP TO 13,330 SF AVAILABLE

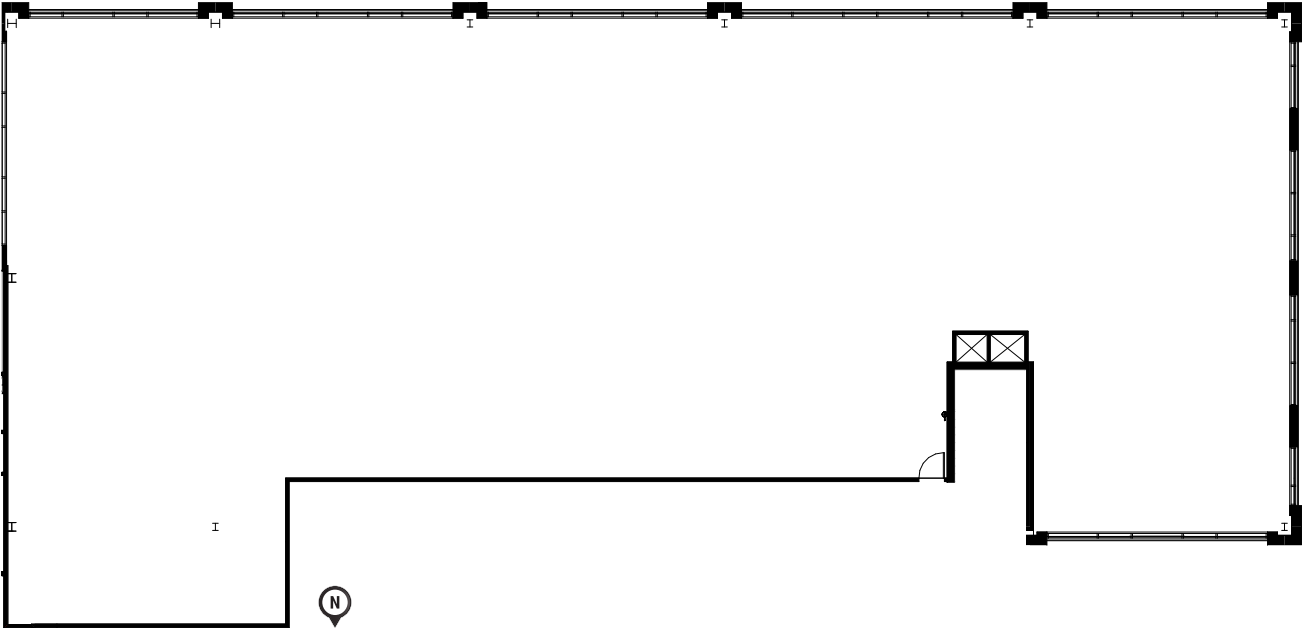


Spec Suite 302- 2,319 RSF

New construction

- Elevator identity
- 4 perimeter exam rooms
- Reception/waiting area, nurses' station
- 1 Physician's office
- Collaborative break area

Asking Rate
\$30.00 - \$32.00/SF NNN

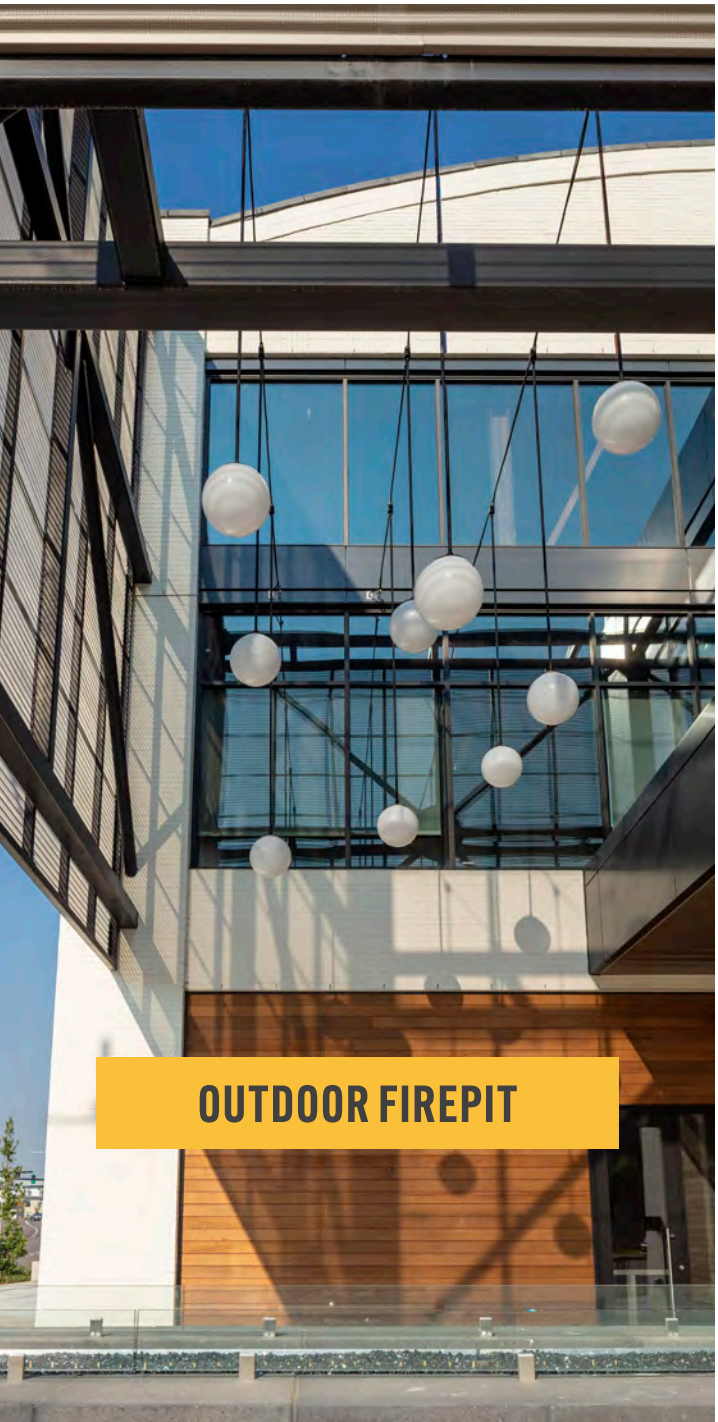


Suite 303 - 11,011 RSF

New construction, whitebox condition

- Elevator identity
- Western views
- Three sides of glass offering excellent natural daylight
- Ready for tenant improvements customize your space

PROPERTY HIGHLIGHTS



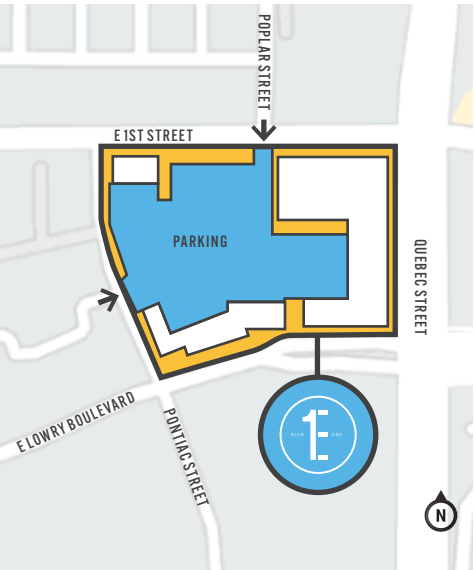
486 public parking spaces available



In close proximity to the Lowry Dining District, Lowry Town Center, Community Park and Sports Complex and Wings Over the Rockies

Designed for Sustainability

- LEED for Neighborhood Development Location
- Access to quality transit
- Surrounding Density and Diverse Uses
- Optimize Energy Performance
- Daylight



GROCERY / RETAIL



HEALTH & WELLNESS



DINING



MUCH MORE



NEWMARK



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