

Upper Downtown Office Space For Lease

1645 Grant St., Denver, CO 80218



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BUILDING INFORMATION

Building Size:	16,131± SF
Available:	8,552± SF
YOC:	1951 / 2014 renovation
Parking:	Included (10 spaces) Secured
Amenities:	Secured Bike Storage, Fiber Optics, Covered, Secured Parking (Fenced) Full Service Janitorial, Large Modern Breakroom, ADA Restroom with In-Suite Shower, Building-Wide Surge Protection
Walking:	State Capitol - 2 Blocks RTD Station - 3 Blocks Restaurants - 2 Blocks

PROPERTY NARRATIVE

Great 2-story office space for lease in the heart of Upper Downtown with covered parking. Property boasts 8,552 sq ft of updated, modern finishes with large breakroom and open space. The two story entrance provides ample natural light as well as a welcoming lobby for employees and guests. Space includes 2 glass conference rooms, ADA bathroom, large windows and fiberoptics in the data room. Perfect for architects, marketing firms, other creative uses, in addition to traditional office. Property has it's own off-street fully secured (fenced) covered parking in addition to abundant street parking out front.

FOR LEASE - \$26.00/SF Full Service

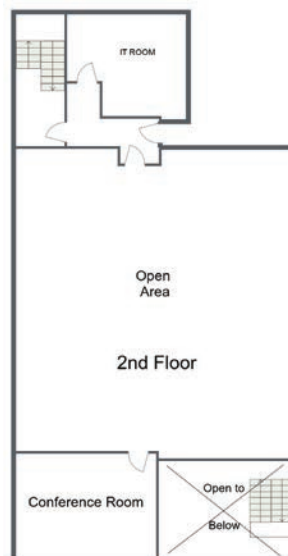
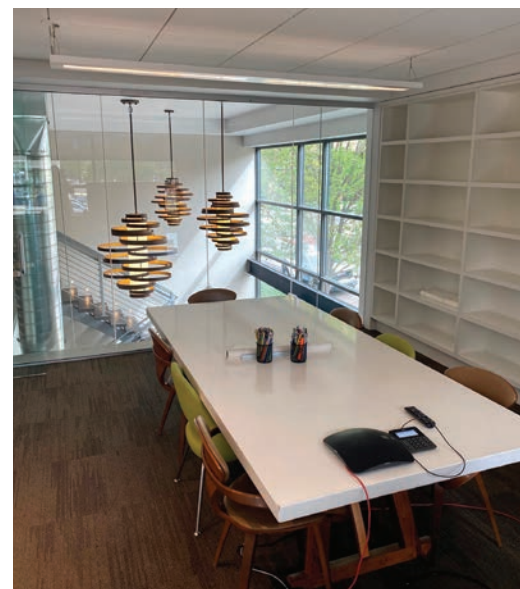
(No rate increase for length of term)

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**Brokerage
Disclosure**

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Parking Structure