

Upper Downtown Office Space For Lease

1645 Grant St., Denver, CO 80218

FREE SECURED COVERED PARKING



For Lease: \$25/SF

\$1.50/SF GO-OP COMMISSION!

BUILDING OVERVIEW

- Available SF:** 8,552± SF
- YOC:** 1951 / 2014 renovation
- Parking:** Included (10 spaces) Secured
- Amenities** Secured Bike Storage, Fiber Optics, 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 HIGHLIGHTS

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 - \$25.00/SF Full Service

(No rate increase for length of term)



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**Brokerage Disclosure
to Buyer**

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