

# Uptown Office Space For Lease

1645-1655 Grant St., Denver, CO 80203

FREE SECURED COVERED PARKING



**For Lease: \$20/SF FSG**

## BUILDING OVERVIEW

|                      |                                                                                                                                                                                 |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Available SF:</b> | 17,160 Total SF<br>9,214± SF (1645), 7,946± SF (1655)<br>Can Be Combined                                                                                                        |
| <b>YOC:</b>          | 1951 / 2014 / 2017 renovation                                                                                                                                                   |
| <b>Parking:</b>      | 18 Spaces                                                                                                                                                                       |
| <b>Amenities:</b>    | Secured Bike Storage, Fiber Optics, Secured Parking (Fenced) Full Service Janitorial, Large Modern Breakroom, ADA Restroom with In-Suite Shower, Building-Wide Surge Protection |
| <b>Walking:</b>      | State Capitol - 2 Blocks<br>RTD Station - 3 Blocks<br>Restaurants - 2 Blocks                                                                                                    |

## PROPERTY HIGHLIGHTS

- ◆ Updated and Modern Finishes
- ◆ 17,160 SF - Suites Can Be Combined
- ◆ Flexible Floorplan
- ◆ ADA Access and Restrooms
- ◆ Secured & Covered Parking with Fenced & Secured Bike Storage
- ◆ Walking Distance to Bars, Restaurants, Public Transit and State Capitol
- ◆ Full Service Gross (FSG) Includes Utilities





