

# 7290

**SAMUEL DRIVE**  
DENVER, CO 80221

**\$15-16/SF (FS)**  
**LEASE RATE**

**SAMUEL  
BUILDING**



**OFFICE SPACE FOR LEASE  
WITH PLENTY OF PARKING**

**DENVER INFILL  
SPECIALISTS**



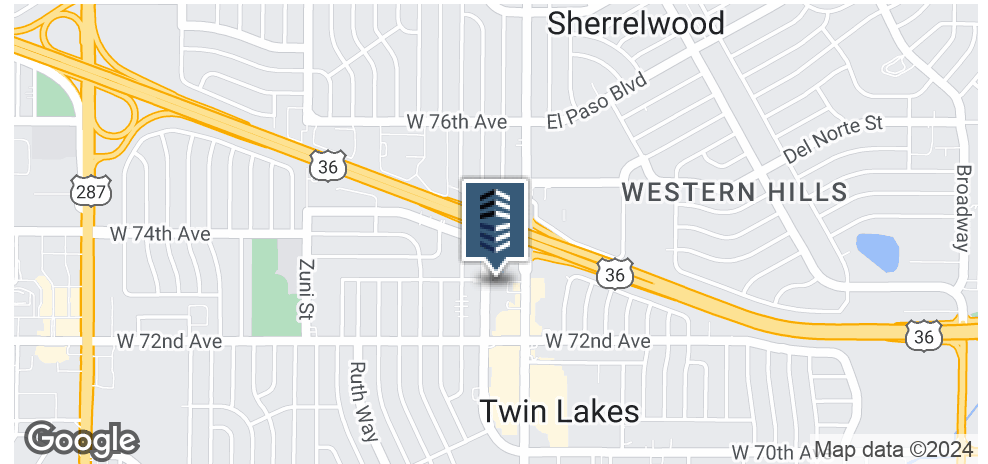
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:

- Suite #206 | 2,289 SF
- Suite #207 | 686 SF
- Suite #209 | 1,195 SF
- Suite #324 | 1,370 SF

Lease Rate: \$15-16 SF (Full Service)

Year Built: 1971

Elevator: Yes

Parking: Ample

### PROPERTY OVERVIEW

The Samuel Building features three story office located just off HWY 36. Building offers common area conference room and plenty of parking along with easy access to all major highways, conveniently located and near several restaurants and shopping centers. Minutes from DIA Airport and Downtown Denver.

### PROPERTY HIGHLIGHTS

- Great Access to HWY 36
- Common Area Conference Room
- Easy Access to Denver/Boulder
- North Metro Location, Just 25 Minutes to DIA
- Suite 115 has street level access



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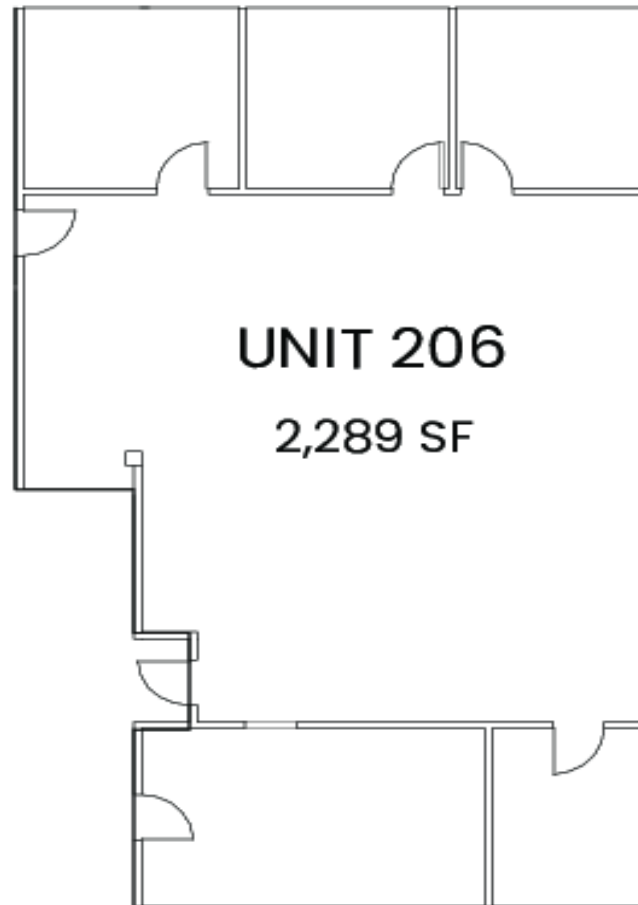
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## ADDITIONAL PHOTOS

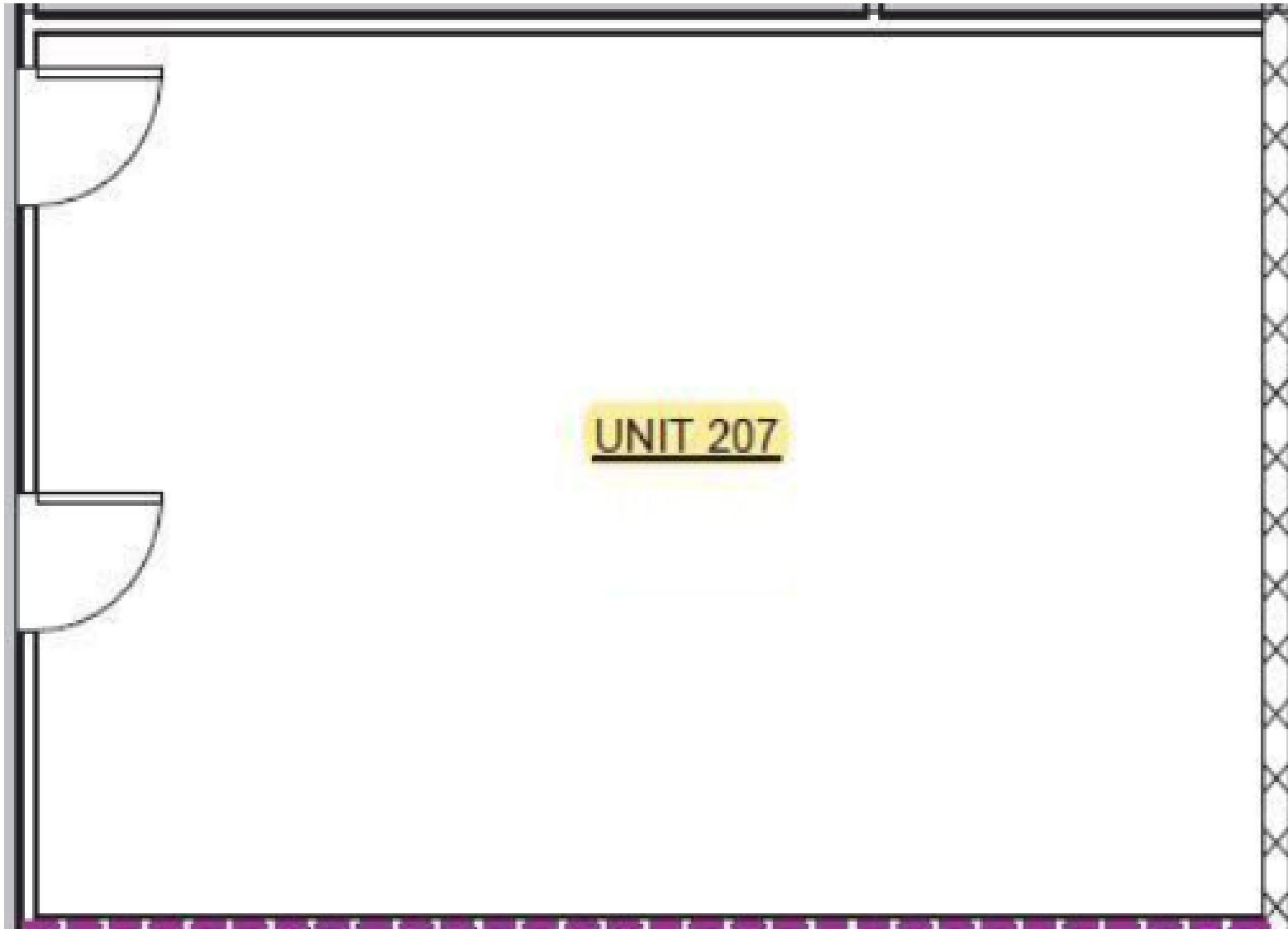


## AVAILABLE SUITES

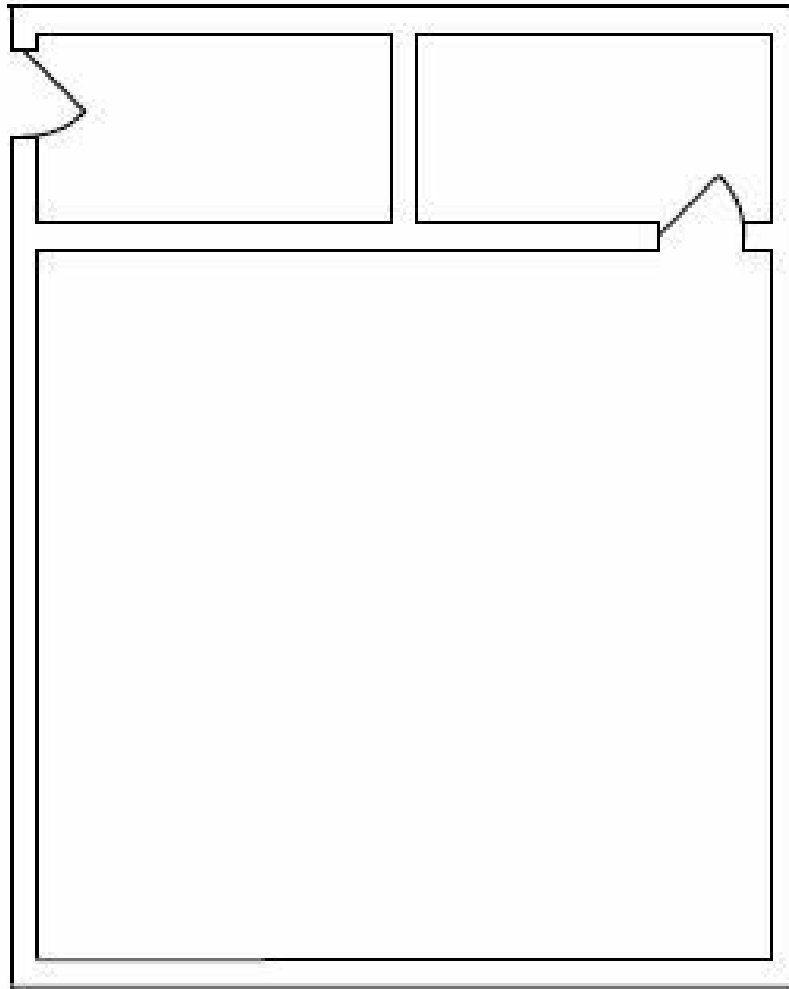




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## LOCATION MAPS

