



FOR LEASE

1,041-8,810 SF Office Space

1640 N Grant St | Denver, CO 80203



Excellent Uptown Location

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.512.1156

gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE

303.512.2732

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



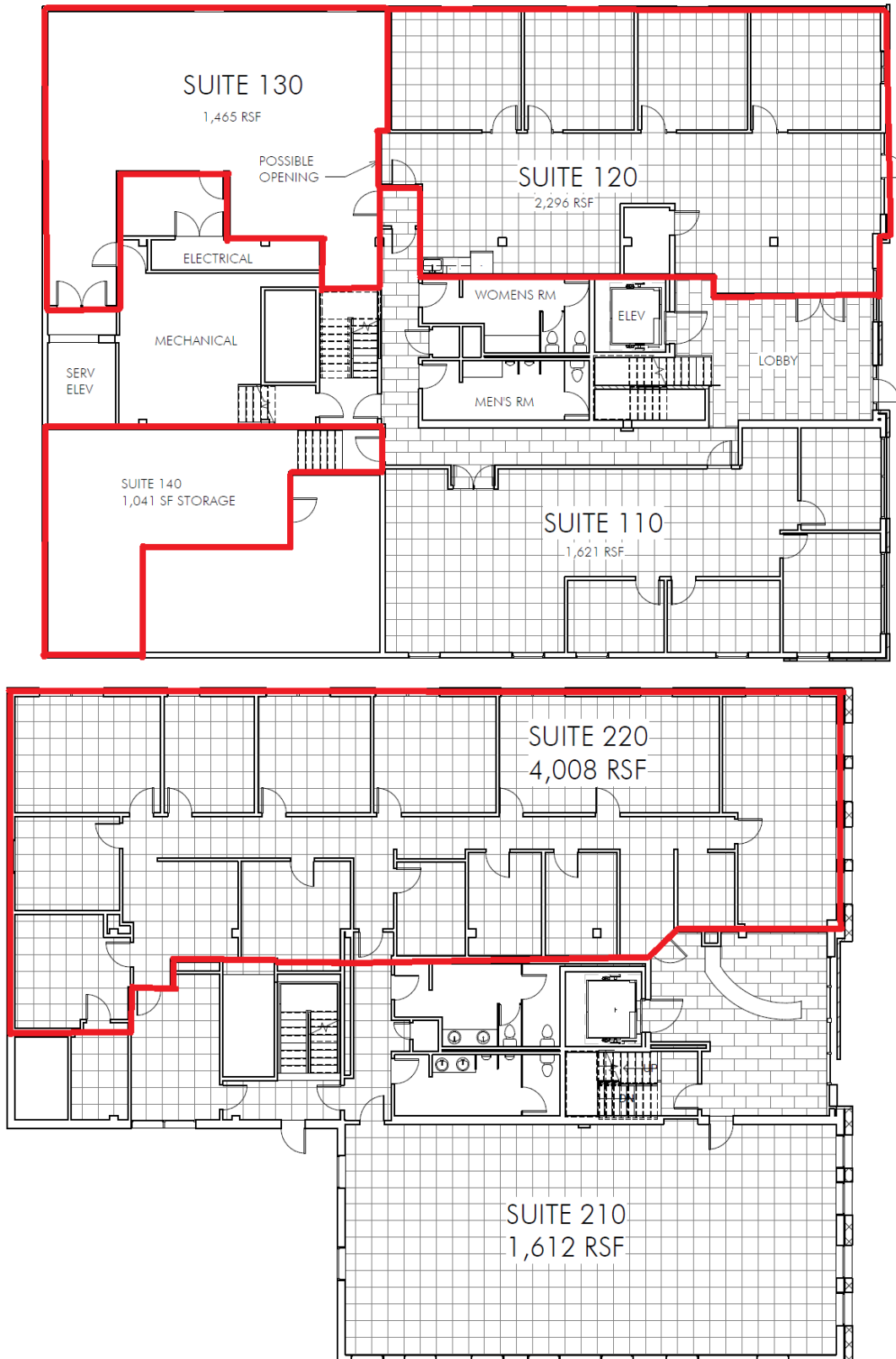
NEW LOBBY RENOVATIONS

OFFERING SUMMARY

SF Available:	1,041 - 8,810 SF
Available Suites:	120: 2,296 SF 130: 1,465 SF 140: 1,041 SF 220: 4,008 SF
Asking Rate:	\$24/SF (FS)
Year Built/Renovated:	1961/2019
Parking:	\$150/Month/Space Availability TBD
Communications:	Century Link & Comcast
Zoning:	C-MX-12

PROPERTY HIGHLIGHTS

- UNBEATABLE Central Uptown Location
- New Lobby Renovations
- Most Suites Recently Updated
- Suite 220 includes access to Outdoor Patio Area
- Ample Natural Light!
- Parking Available as well as Street Parking (Metered)
- Loading area with DOCK and FREIGHT ELEVATOR
- Storage space available
- Close to all public transportation - Lightrail, 16th St. Mall Shuttle, Metroride, and RTD Bus service





Dedicated Entrance and Kitchenette



Bullpen Area and 4 Private Offices



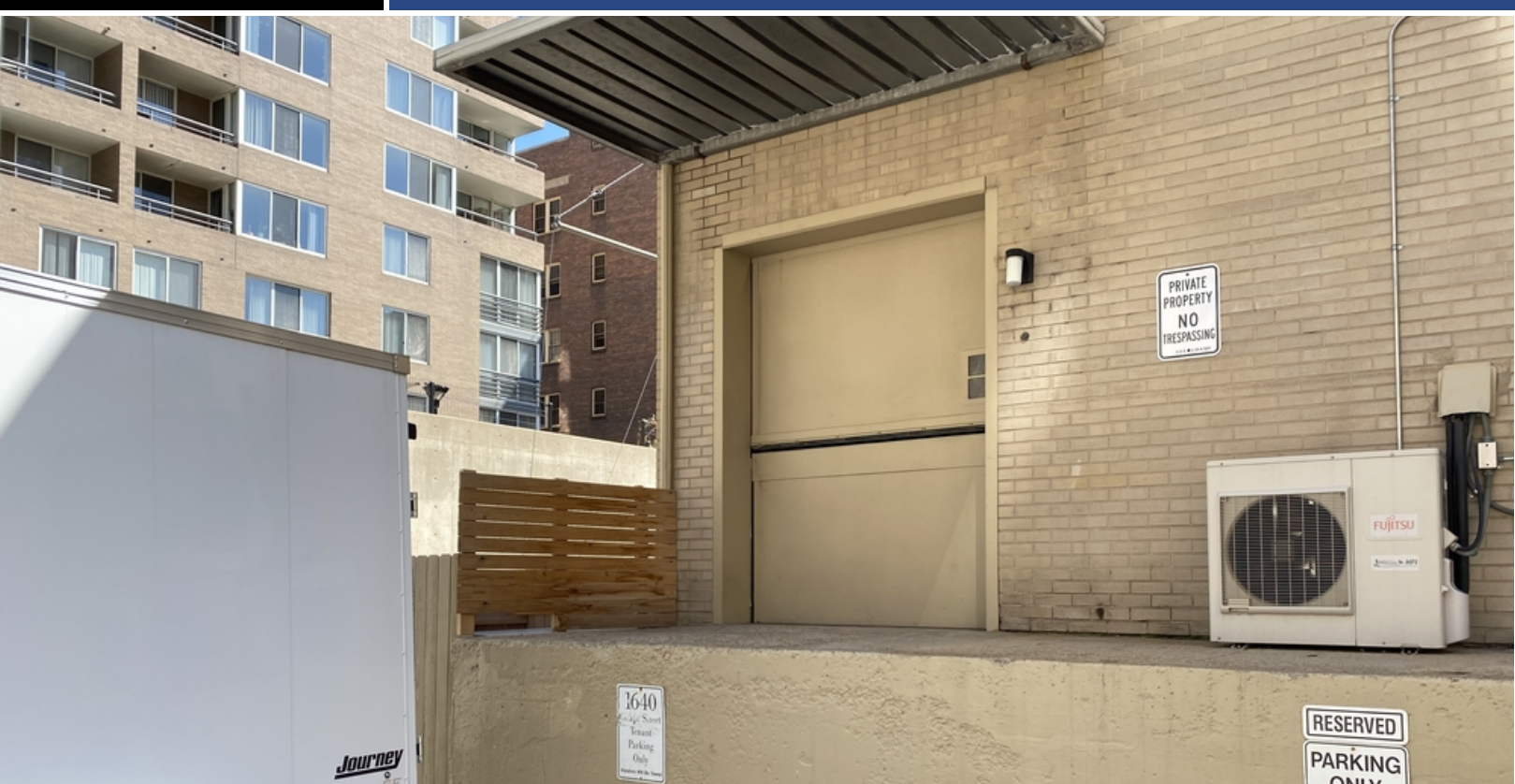
Large open Bullpen/Conference/Meeting Area

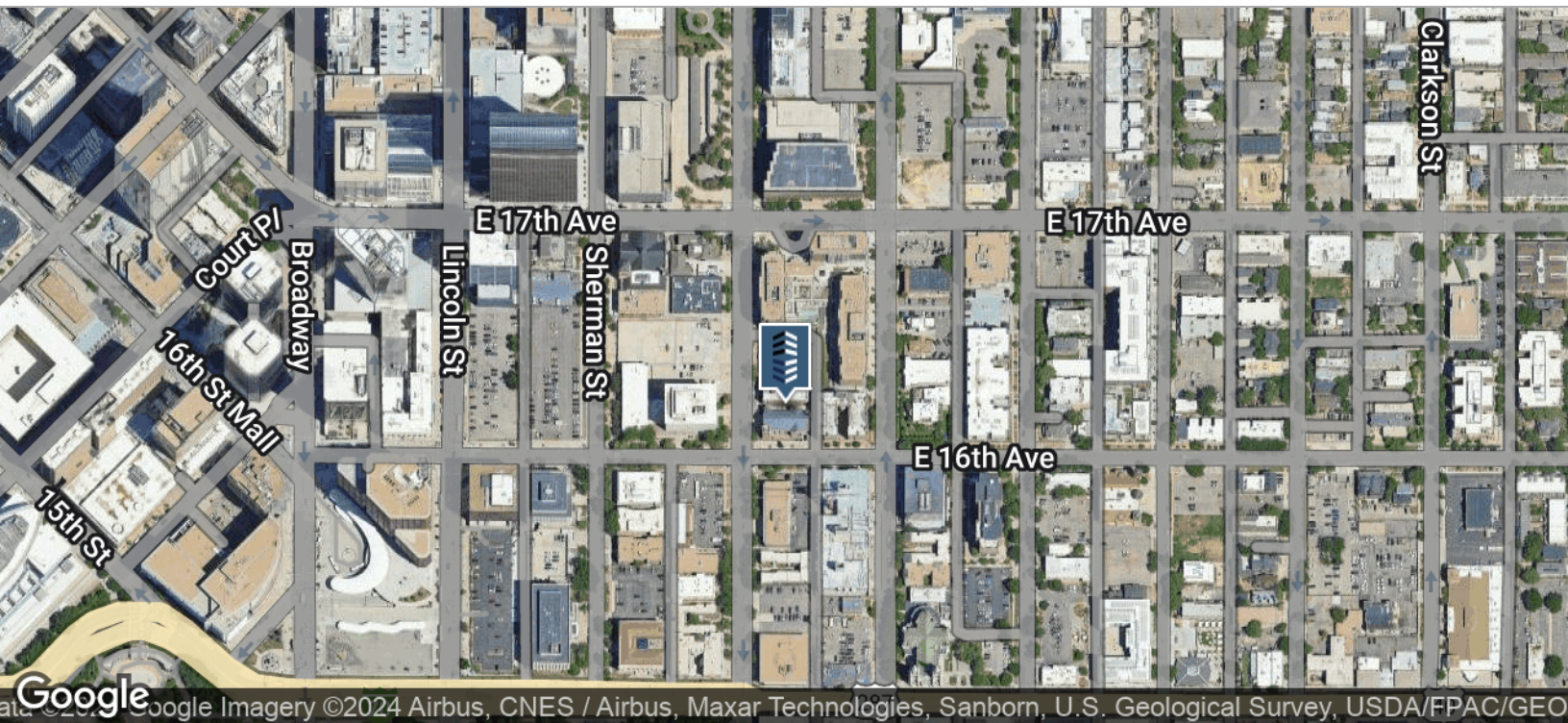


Dedicated Kitchenette



Great Private Offices with Ample Light/Views





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