

1780

S. BELLAIRE STREET
Denver, CO 80222

873 RSF | 1,407 RSF

OFFICE SPACE FOR LEASE



**PHILLIP A.
YEDDIS**

Executive Vice President

O: 303.512.1162

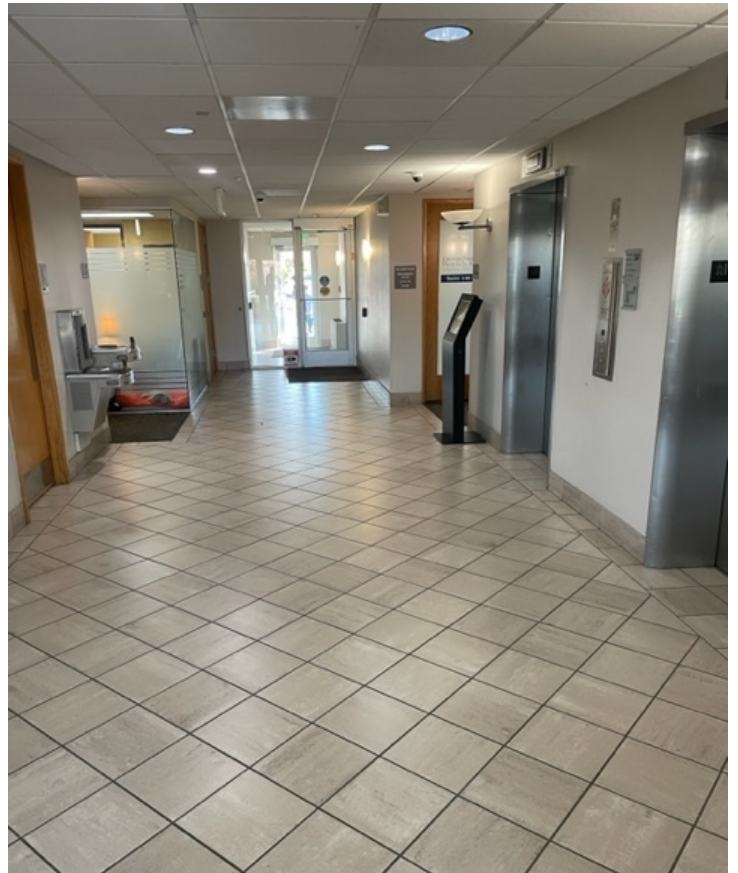
C: 303.619.3603

pyeddis@uniqueprop.com



FULL-SERVICE COMMERCIAL REAL ESTATE SOLUTIONS

MOVE-IN READY SMALL OFFICE SUITES



OFFERING SUMMARY

Retail Rate:	\$23 RSF/Full Service
Building Size:	72,906 SF
Year Built:	1974
Parking:	3.2/ 1000
SUITE 701:	1,407 RSF
SUITE 730:	873 RSF

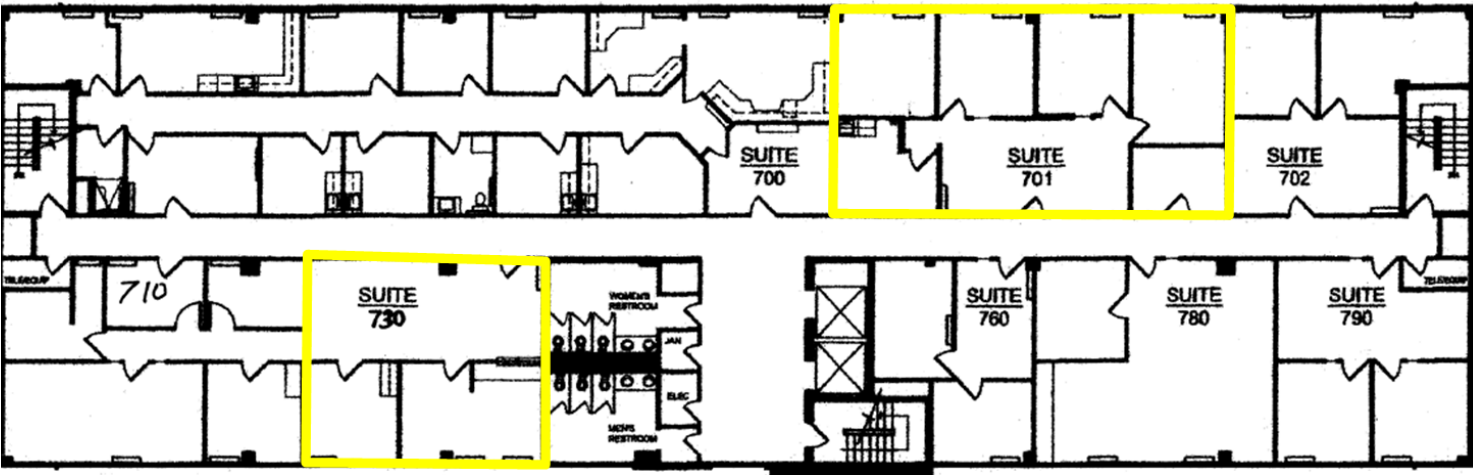
PROPERTY HIGHLIGHTS

- Move-in ready suites
- 24 hour building access
- 1 minute to I-25
- Short walk to Light Rail
- Renovated lobby
- On-site management
- Conference rooms
- 5 minutes to Cherry Creek
- Walk to Restaurants, Retail, and Hotels

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



LEASE SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 701	1,407 SF	Full Service	\$2,697 per month	completely furnished
Suite 730	873 SF	Full Service	\$1,673 per month	-

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

ADDITIONAL PHOTOS



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

[illegible]

UNIQUESM
PROPERTIES

