

# 4601

**DTC BLVD.**  
Denver, CO 80237

**OFFICE | 2,092 RSF**  
**AVAILABLE FOR SUBLEASE**

**MOVE IN READY**



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**FULL-SERVICE COMMERCIAL REAL ESTATE SOLUTIONS**



EXECUTIVE SUMMARY



OFFERING SUMMARY

|                              |                              |
|------------------------------|------------------------------|
| Lease Rate:                  | \$22 SF/yr<br>(Full Service) |
| Below Market<br>Rental Rate: | \$3,835/ mo                  |
| Sublease Thru:               | 02/28/2025                   |
| Available SF:                | 2,092 RSF                    |
| Year Built:                  | 1982<br>Recently Renovated   |
| Abundant Parking:            | 4/1,000                      |
| Zoning:                      | S-MX                         |

PROPERTY OVERVIEW

This suite, once a creative high-end suite, is thoughtfully designed. It comprises a welcoming reception area featuring an exposed ceiling, LVT flooring, and an accent wall. The suite also includes a spacious full-glass conference room, three window offices, a well-equipped break room with storage, and an interior office. Incredible views of the Front Range from the space, conveniently located with easy access from both I-25 and I-255 in the amenity-rich North Denver Tech Center. Seize the opportunity to move into a ready-to-use Class A property at a discounted rate.

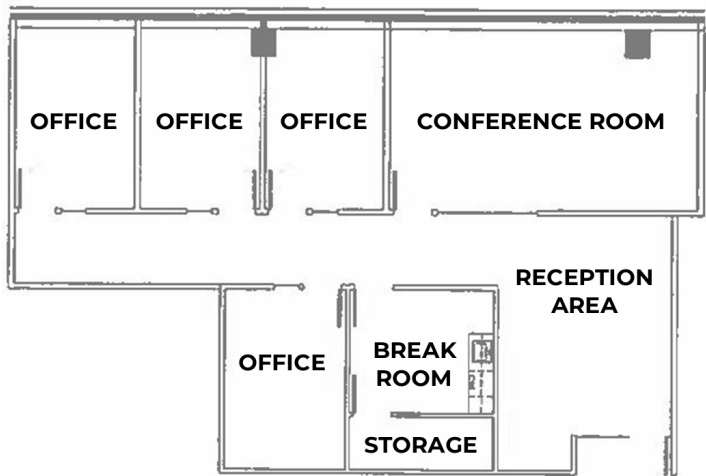
PROPERTY HIGHLIGHTS

- Move in Ready
- Functional Floorplan
- Easy DTC access to I-25 and I-225
- Renovated Lobby
- Premiere 10-story, Class A Office Building
- Near Restaurants, Retailers, Light Rail, Gyms, Hotels, and Creek-Side Walking Trails
- Amenities: Conference Center, Fitness Center, Full Service Lobby Café, and Tenant Lounge
- On-site Property Manager

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.



SUITE 525 | 2,092 RSF



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RETAIL MAP



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