








Highlights



Highlights

-  24 Hour Access
-  Controlled Access
-  Fitness Center
-  Outdoor Seating
-  Restaurant
-  Security System
-  Class A Office Tower, LEED Gold Certified
-  Easy Access to DIA

Parking

Parking:	1,300/1,000 SF
Covered:	200 Spaces
Reserved:	\$295/month
Surface:	\$195/month

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1144 15TH STREET

28TH FLOOR

24,640 RSF Sublease

Denver, CO 80202



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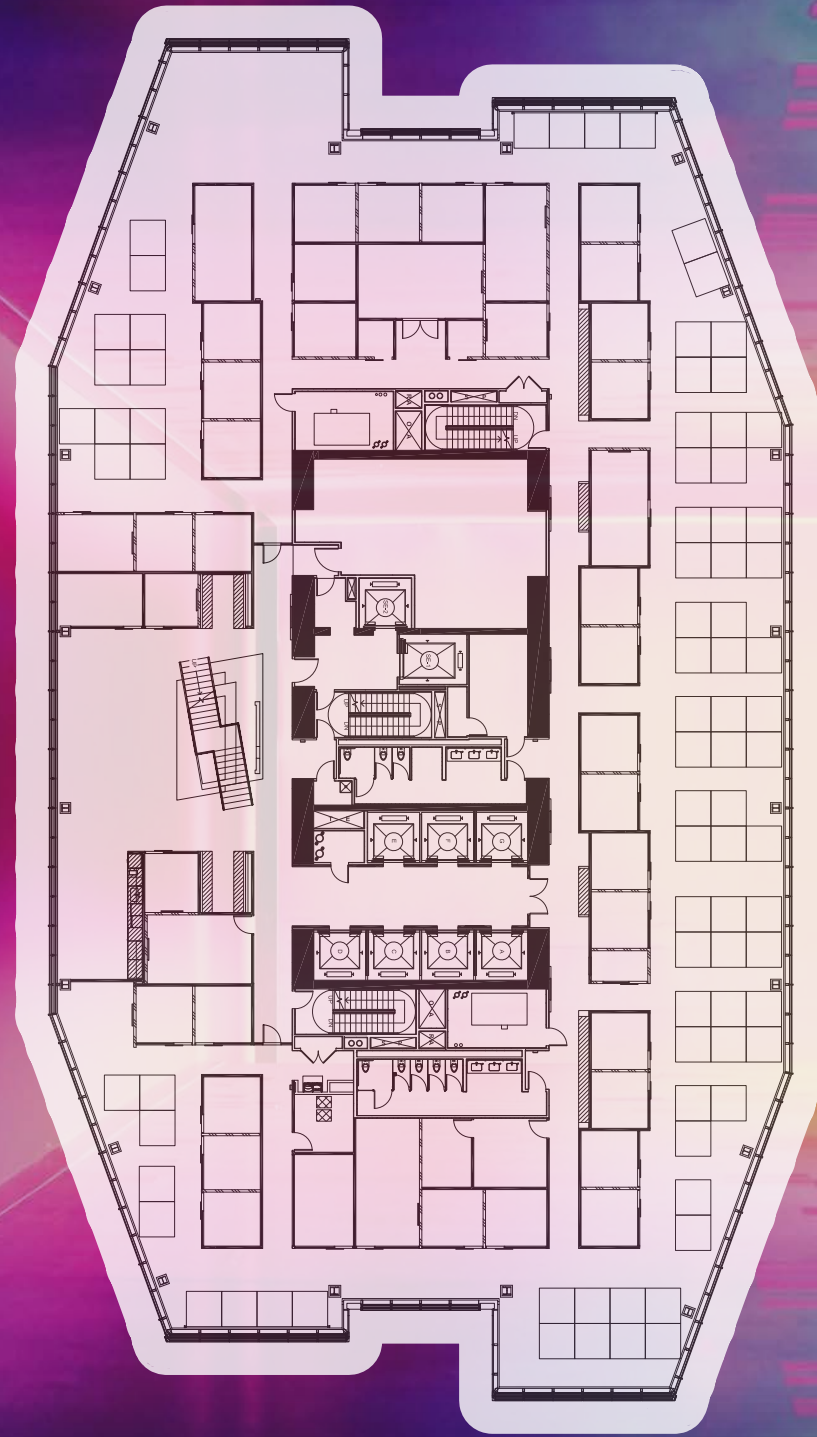
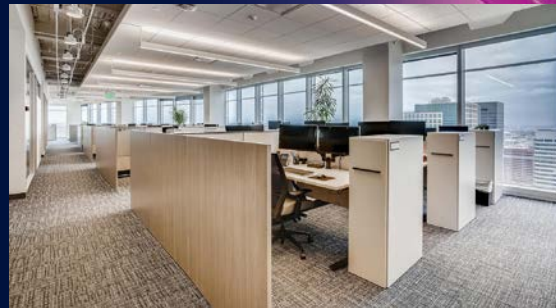
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Amenities



FOOD & DRINK

1. Upstairs Circus
2. bd's Mongolian Grill
3. The Delectable Egg
4. Hapa Sushi
5. P.F. Chang's
6. STK Steakhouse
7. The Cheesecake Factory
8. Gaslamp
9. Ocean Prime

RECREATION

1. Speer Blvd Park
2. Orangetheory Fitness
3. Downtown Playground
4. Skyline Park
5. CU Denver Wellness Center

ENTERTAINMENT

1. Museum of Contemporary Art
2. Mudhead Gallery
3. Urban Putt
4. Comedy Works
5. Larimer Square
6. Denver Center for Performing Arts
7. Ball Arena

LODGING

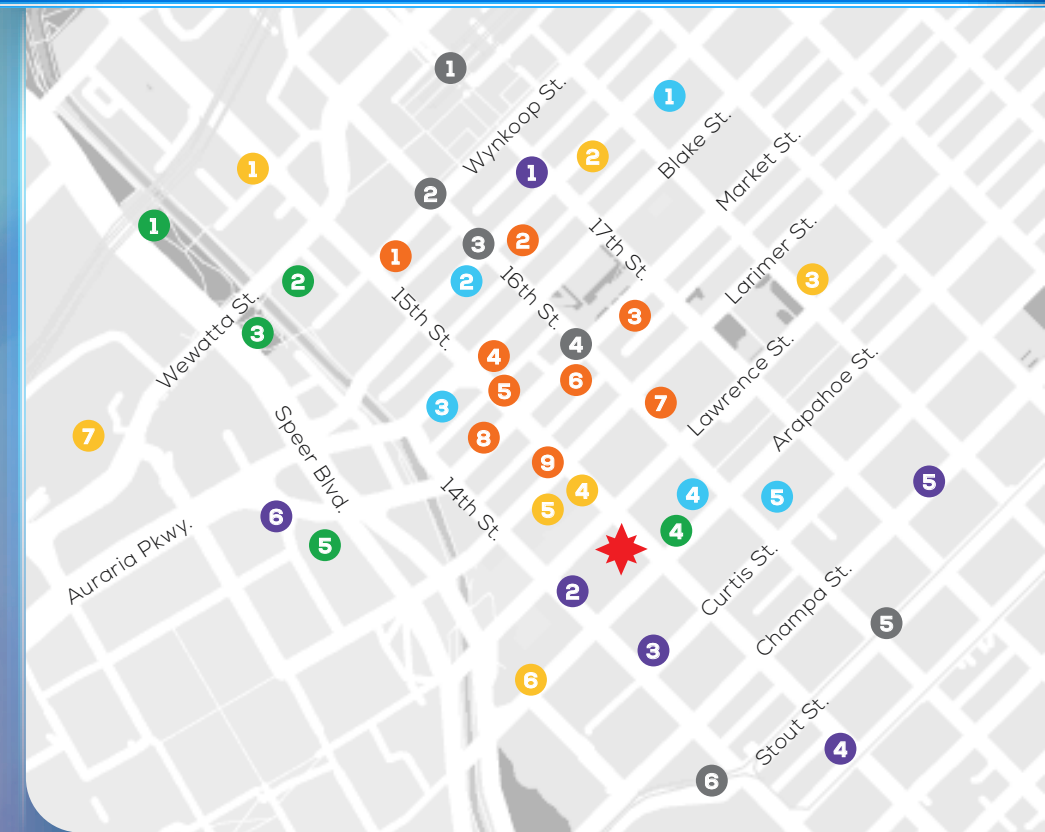
1. The Oxford Hotel
2. Four Seasons Hotel Denver
3. The Curtis Denver
4. AC Hotel
5. Residence Inn
6. SpringHill Suites

SHOPPING

1. Dairy Block
2. Rocky Mountain High Dispensary
3. Blake Street Wine and Liquor
4. Kristkindl Market
5. 16th Street Mall

TRANSPORTATION

1. Union Station
2. 16th St. Mall & Wynkoop St.
3. 16th St. Mall & Wazee St.
4. 16th St. Mall & Market St.
5. 16th St. & Stout Station
6. Convention Center Station



Information

Rate:
Negotiable

Term:
Through 5/31/2031, but will consider a shorter lease term

OpEx:
\$23.12/SF for 2021

SF:
24,640

Fully Furnished
as shown on the plan

[View the virtual tour here:](#)

