

# 4401

S. QUEBEC ST.  
DENVER, CO 80237

== KC PLAZA

RECENTLY DECREASED RATE  
\$13.00/SF

## FULLY FURNISHED SUBLEASE OPPORTUNITY

### HIGHLIGHTS

- | 3,588 RSF
- | \$13.00/SF
- | Term Through May 31, 2022
- | Three (3) Full-Size Offices
- | 2 Hoteling Offices
- | 2 Conference Rooms
- | 6,354 SF same floor contiguous space opportunity
- | Kitchenette/Break Room
- | Open/Cubicle Space
- | IT/Storage Room
- | Access to 12 Covered Parking Spaces
- | Modern, like-new furniture included



Standing Desk Office



Exterior Bullpen

Colliers

colliers.com/denver  
303 745 5800

7 Minute Drive 3

4 Minute Drive 4

4 Minute Drive 5

7 Minute Drive 2



1 3 Minute Drive

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E. Quincy Ave.

S. Quebec St.

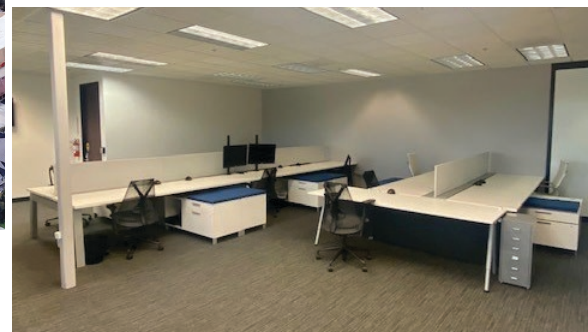
- 1 The Dam Grille  
Micro Center  
FelFel Mediterranean  
Sonic Drive-In  
La Fogata  
Tuk Tuk Thai Grill DTC

- 3 ASA Sushi  
The Delectable Egg  
Illegal Pete's DTC  
Cuba Cuba Sandwicheria  
Burnt End BBQ  
Crave Coffee Roasters

- 2 Slattery's Pub and Grill  
JING Denver  
Monk & Mongoose Coffee  
Ted's Montana Grill  
Hapa Sushi Grill & Sake Bar  
Bad Daddy's Burger Bar  
Dionysis Food & Wine Bar  
Pizza Republica  
The Landmark at Greenwood Village  
Early Bird Restaurant  
Yanni's Greek  
Cyclebar  
Vectra Bank

- 4 Ocean Prime  
Bird Bakery  
The Original Pancake House  
Starbucks  
Larkburger  
Chipotle

- 5 ONE Yoga  
Which Wich  
Zane's Italian Bistro  
PokeCity



Interior Bullpen

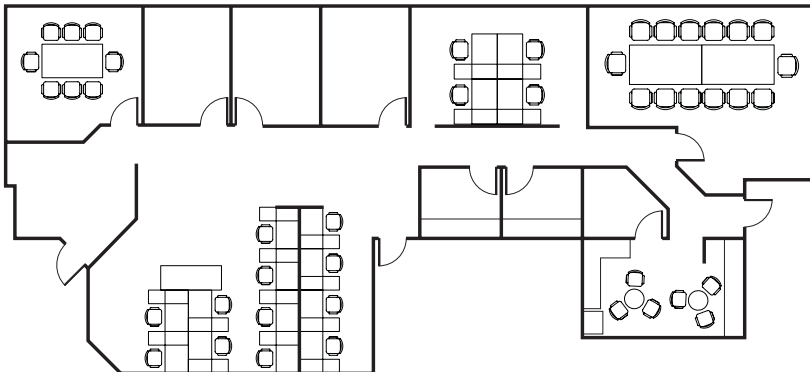


Small Conference Room



Conference Room

## FLOOR PLAN



CATIE O'DWYER

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ZAC BLAHA

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