



FOR LEASE

Golden Triangle Office/Retail Suites For Lease

1070 Bannock St | Denver, CO 80204



Free Off-Street Parking Available!

CONTACT:

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UNIQUE PROPERTIES

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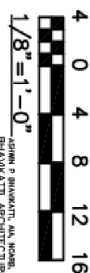
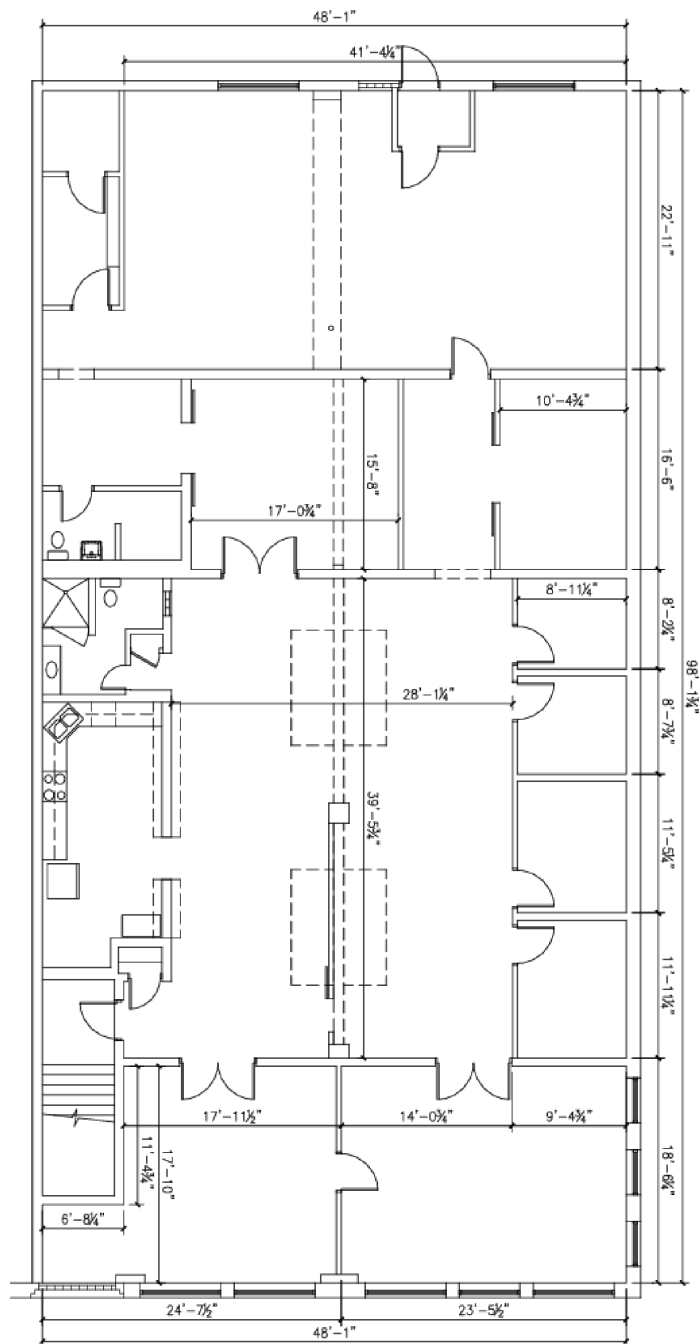
1070 BANNOCK ST

OFFERING SUMMARY

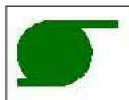
Suite #100A:	3,655 SF
Suite #250:	5,000 SF
Lease Rate:	\$12 - 13.50 SF/yr (NNN)
NNN's:	\$7.31 per SF*
Off Street Parking:	Yes
Building Size:	14,954 SF
Zoning:	D-GT

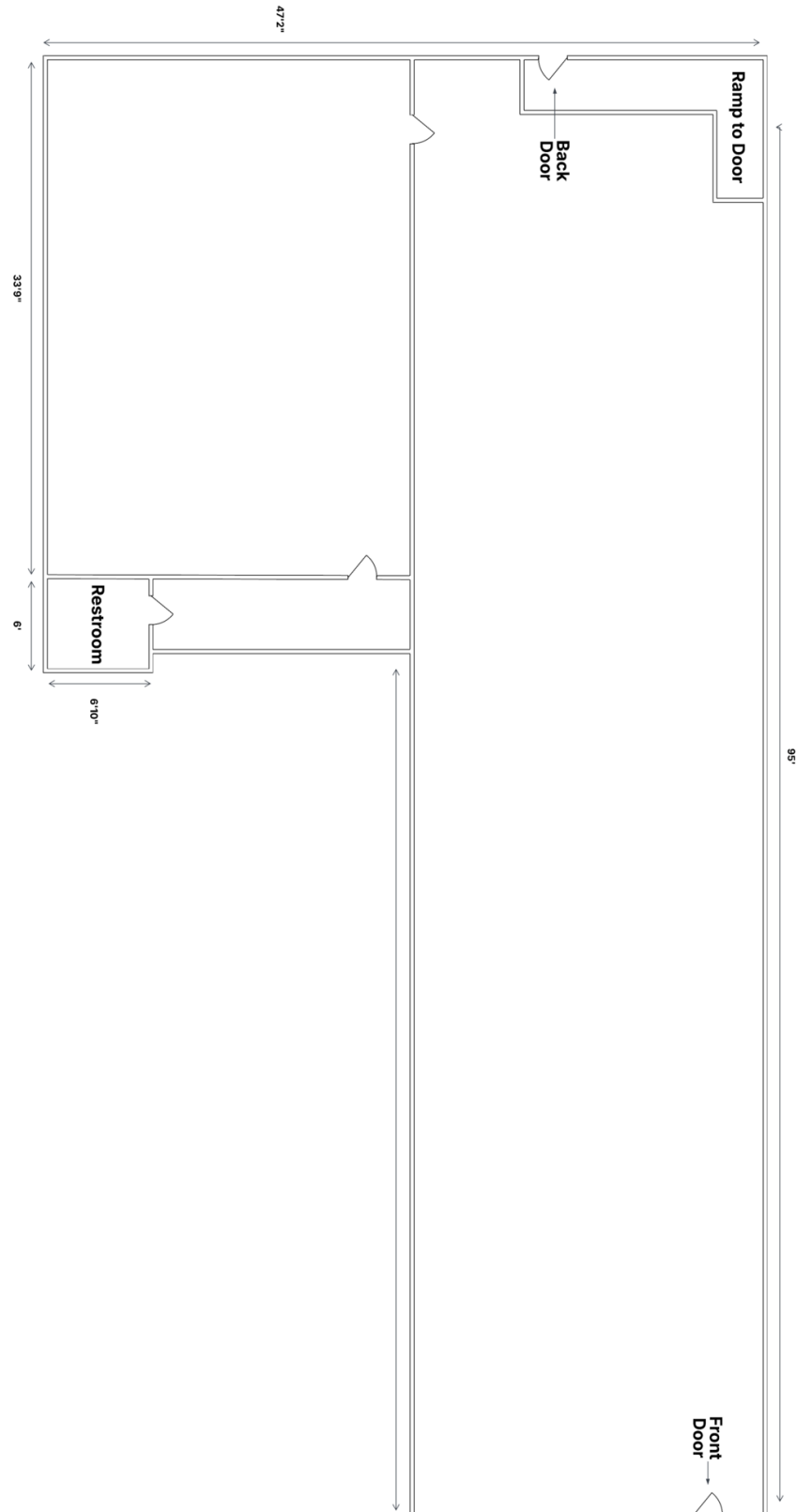
PROPERTY HIGHLIGHTS

- First floor and second floor office/retail suites available.
- Low building expenses of just \$7.31/sf (included utilities)
- Off-street parking available
- Suite #100A - 3,655 SF - \$12.00/sf NNN - a wide-open retail space with a storage room and a private restroom. Has six off street parking spaces at no extra charge!
- Suite #250 - 5,000 SF - \$13.50/sf NNN plus electricity - a second-floor office suite with a full kitchen, multiple bullpen areas, several private offices and huddle rooms, two conference rooms, two restrooms and a private balcony. Has six off street parking spaces at no extra charge!



—ASHWIN P BHAWIKATTI, AIA, NCARB, LEED AP
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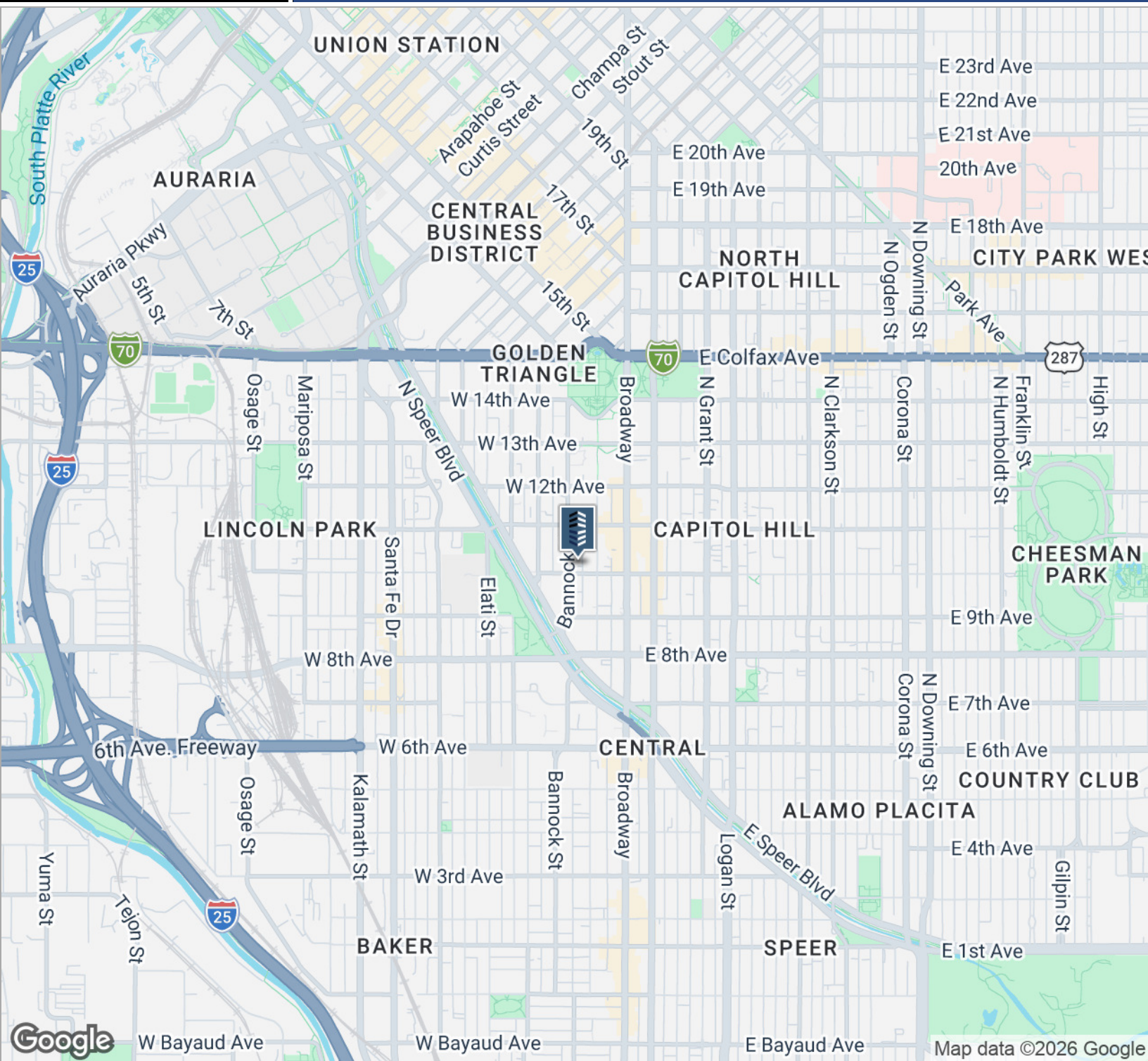




GOLDEN TRIANGLE OFFICE/RETAIL SUITES FOR LEASE



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