FOR SUBLEASE

TOWER COLORADO



1720 S BELLAIRE STREET
DENVER · COLORADO

REACH NEW HEIGHTS

OWNED & MANAGED BY
OGILVIE PROPERTIES

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CUSHMAN & WAKEFIELD





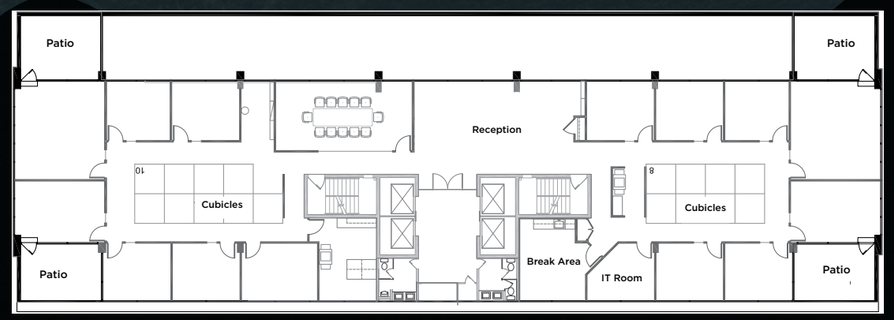
TOWER
COLORADO

SUBLEASE OVERVIEW

Sublease Size:	8,645 RSF
Rate:	$26.00/SF/FSG
Term:	Through 3/31/2030
Furniture:	Fully Furnished
T.I. Allowance:	T.I. Allowance available!

BUILDING OVERVIEW

Year of Construction:	1974
Total Building Size:	147,100 Square Feet
Typical Floor Plate:	10,500 Square Feet
Number of Stories:	15 with 4 levels of attached structured parking
Parking:	2.5 per 1,000; 315 total parking spaces including 241 covered spaces, 51 surface spaces and 23 visitor spaces



- **CURIOUS CAFE** ON-SITE
- **FITNESS** FACILITY WITH SHOWERS & LOCKERS
- **147K SF** WITH 10,500 SF FLOOR PLATES
- **COVERED & SURFACE** PARKING [2.5/1,000]
- **TENANT** LOUNGE & **CONFERENCE** ROOM
- CONVENIENT ACCESS FROM **COLORADO & I-25**

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WALKABLE AMENITIES



For more information, please contact:

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