

EMPIRE PARK

➤ LEASING INFORMATION ◀

	Building A	Building B	Building C
Address:	1385 S. Colorado Blvd. Denver, CO 80222	1325 S. Colorado Blvd. Denver, CO 80222	1355 S. Colorado Blvd. Denver, CO 80222
Floorplate Size:	135,032 SF	135,000 SF	151,875 SF
Year Built:	1971	1971	1971

<u>Suite:</u>		<u>Comments:</u>	<u>Suite:</u>		<u>Comments:</u>
A-108	1,102	RSF 2/1/20			
A-400	17,610	RSF	B-100	10,501	RSF
C-200/201/202	11,981	RSF	B-308	5,006	RSF
C-201	5,801	RSF	B-602	3,213	RSF
C-202	5,707	RSF	B-406	2,467	RSF
C-820	2,508	RSF	B-605	2,373	RSF
C-200	2,954	RSF	B-212	1,824	RSF
C-108	2,266	RSF	B-306	1,492	RSF
C-502	2,048	RSF	B-410	1,104	RSF
C-606	1,477	RSF			
C-304	1,428	RSF			

Starting Lease Rate:	\$22.00 - \$23.00/RSF
Operating Expenses:	True Gross Rent
Tenant Improvements:	Negotiable
Parking:	4:1,000 All Structured Covering Parking Unreserved: \$30/month Reserved: \$70/month

Amenities

- Fitness Center (remodel coming soon)
- Deli (remodel coming soon)
- Three common conference rooms available at no charge
- Spec suites available with full height doors
- Building improvements coming soon!

For additional information, please contact:

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