



OFFICE SPACE FOR LEASE

3980 QUEBEC STREET

DENVER, CO 80207

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AVAILABILITIES

SUITE 100: 5,114 SF

Possession: Immediate

SUITE 110: 1,583 SF

Possession: Immediate

SUITE 120B: 1,519 SF

Possession: Immediate

SUITE 210: 4,233 SF

Possession: Immediate

SUITE 220: 2,562 SF

Possession: Immediate



RENT

\$16.00-\$17.00/SF

TERM

Negotiable

PARKING

Free surface spaces: 2.62/1,000 SF ratio

COMMENTS

- Shared Lounge & Conference Area
- Updated Common Areas & Bathrooms
- Central Denver location with easy access to I-70 and I-270
- Management and Ownership on-site
- Less than one mile from Central Park Station

LEASING INFORMATION

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WALKER NOON

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AMENITIES

1. The Shops at Northfield Stapleton

- Texas de Brazil
- Five Guys
- Torchy's Tacos
- Tokyo Joe's
- Starbucks
- Del Taco
- TGI Fridays
- Zen Asion Sushi
- Brothers Bar
- Dog Haus Beirgarten
- HuHot
- Jim 'N Nick's BBQ
- Menchie's
- Bar Louie
- Texas Roadhouse
- Bath & Body
- Macy's
- Jos. A Bank
- Victoria's Secret
- Old Navy
- Off Broadway
- JCPenney
- Target
- Bass Pro Shops

2. Quebec Square

- IHOP
- Panera Bread
- Buffalo Wild Wings
- McDonald's
- Smashburger
- Famous Dave's BBQ
- The Home Depot
- Walmart
- Goodwill
- Sam's Club
- OfficeDepot
- PetSmart

3. Freddy's

4. MOD Pizza

5. Anytime Fitness

6. Aspen Baking Co.

7. Partner Credit Union

8. Station 26 Brewing

9. Chik-fil-A

10. Sonic

11. UMB Bank

12. Brakes Plus

13. Walgreens

14. Punch Bowl Social

15. East 29th Avenue Town Center

- Casey's Bistro
- Starbucks
- Noodles & Co
- Etai's Bakery
- Chipotle
- Cold Stone
- Four Friends Kitchen
- Anthony's Pizza
- Einstein's Bagels
- Orangetheory Fitness
- CorePower Yoga
- Curves

16. Residence Inn

17. Drury Inn

18. Staybridge Suites

19. Comfort Inn

20. Denver's Best Inn

21. DoubleTree

22. Holiday Inn

23. DoubleTree

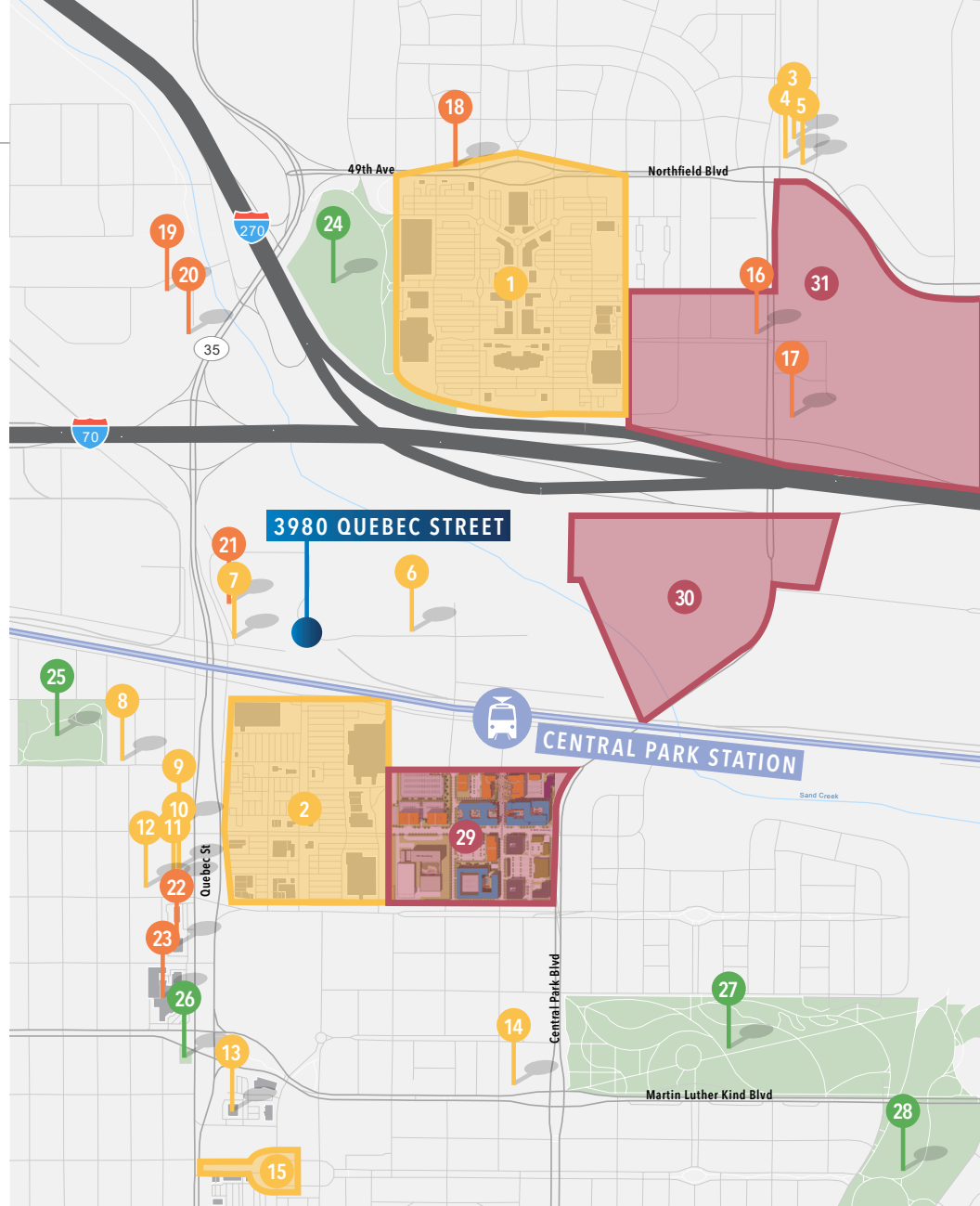
24. Northfield Pond Park

25. Martin Luther King Jr Park

26. Thomas Earnest McClain Park

27. Central Park

28. Westerly Creek Park



DINING & RETAIL	HOTELS	PARKS	DEVELOPMENT
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<p>29. Central Park Station</p> <p>4 million SF of office, residential & retail</p>	<p>30. Centerfield Campus</p> <p>Land for sale for development and build-to-suit</p>	<p>31. Northfield Business Park</p> <p>Land for sale for development and build-to-suit</p>
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