



# 1035 Osage Street

Denver, Colorado 80204

## Property Overview

- New construction transit-oriented office building located on the platform of 10th & Osage Light Rail Station
- Entire 7th floor available totalling 17,087 RSF offering stunning panoramic city and mountain views
- Building amenities include small grocer & cafe, fitness center, co-working spaces, conference & meeting rooms, roof deck, and a common kitchen
- Short bike ride to downtown and Santa Fe Arts District
- Easy access to I-25, Speer Blvd, and 6th Ave Freeway
- Walk Score (82), Transit Score (66), Bike Score (94)

**Lease Rate: \$28.00/RSF NNN**

**Operating Expenses: \$12.00/RSF (Est.)**



For more information:

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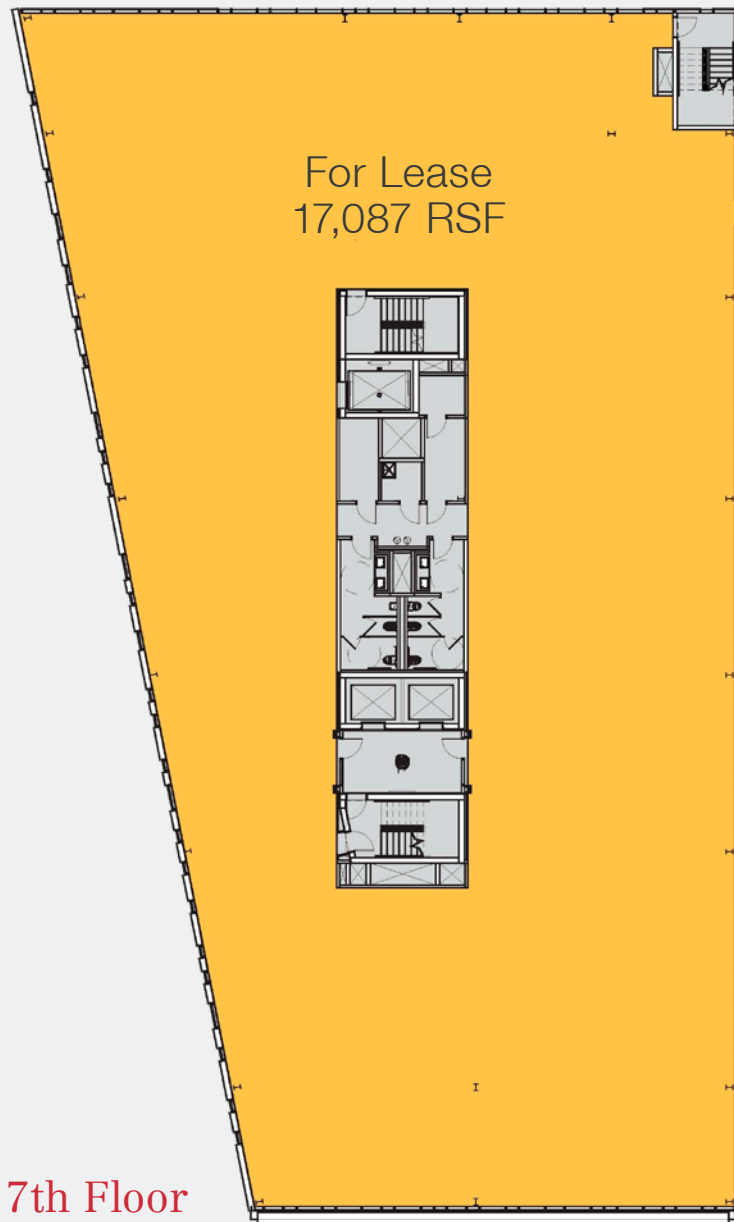
For Lease

**17,087 RSF**

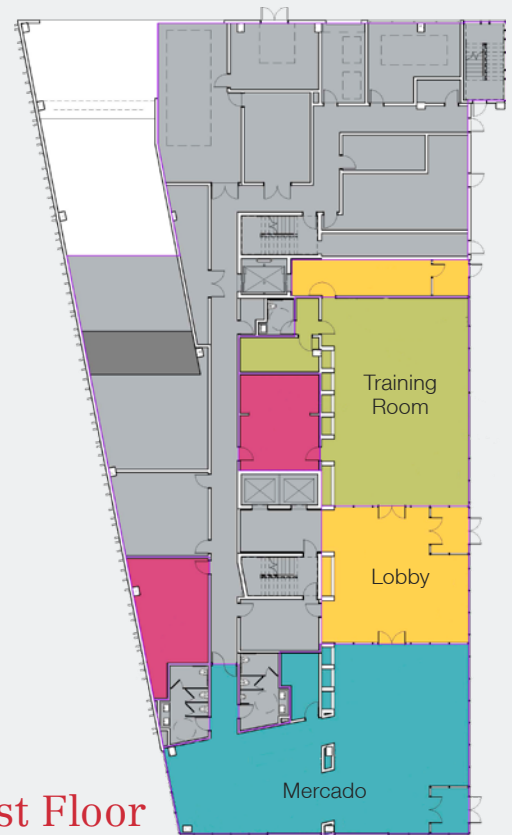
**1035 Osage Street  
Denver, Colorado**

## Property Facts

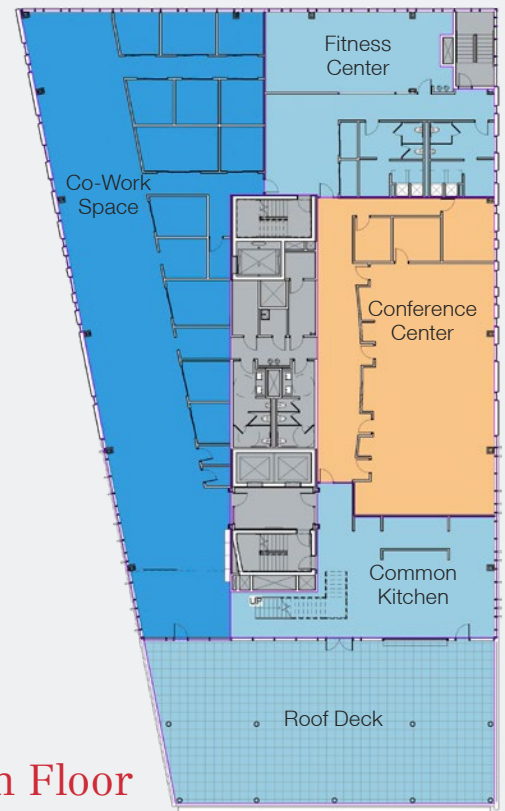
Available SF:	17,087 RSF
Building SF:	80,424 SF
Parking Ratio:	2.21/1,000
Lease Rates:	\$28.00/RSF NNN
Operating Expenses:	\$12.00/RSF (Est.)



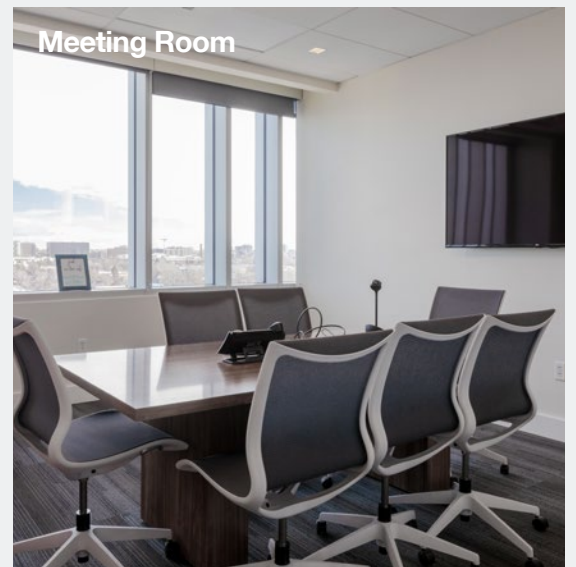
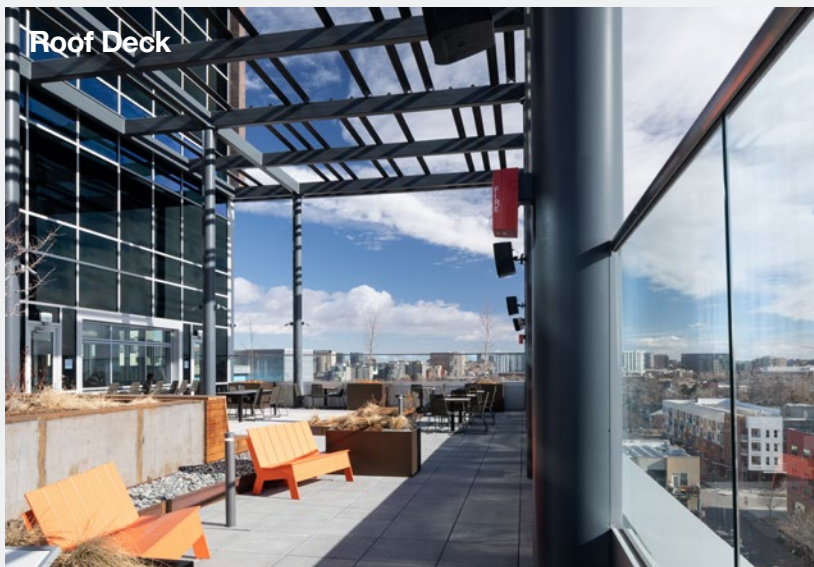
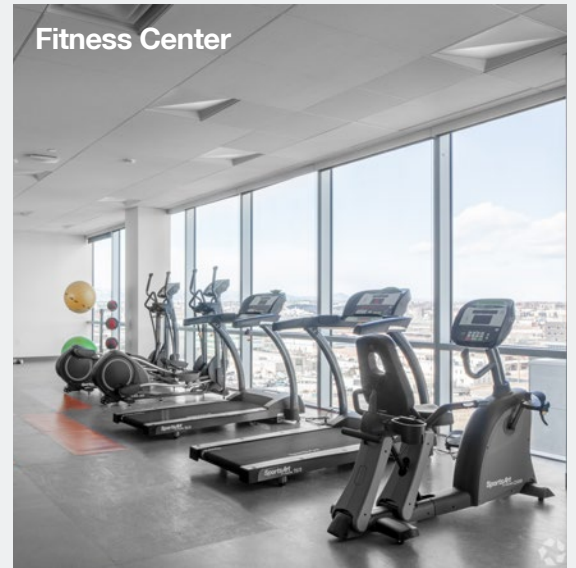
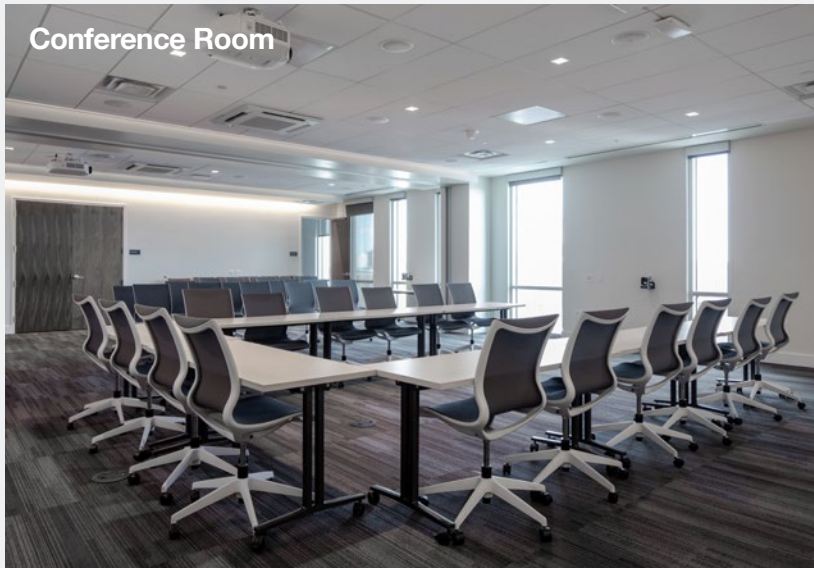
7th Floor



1st Floor



8th Floor



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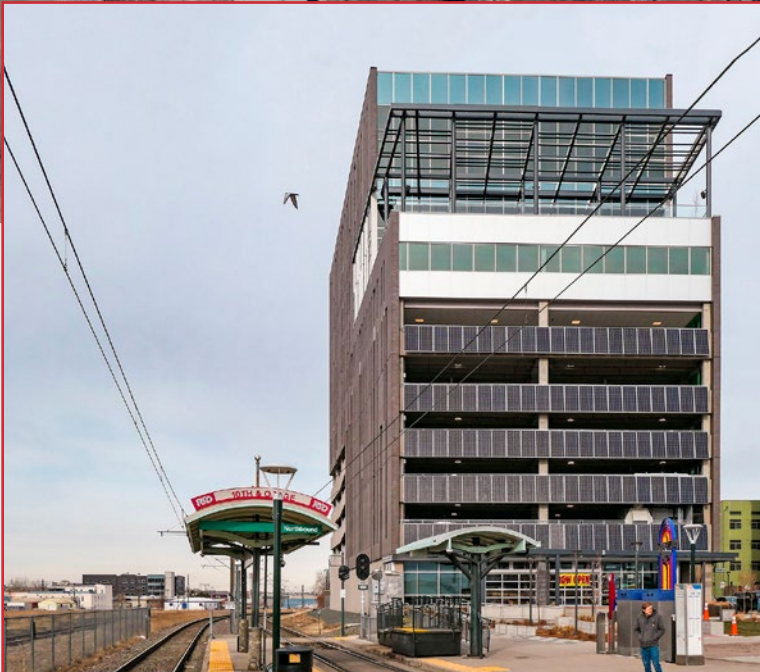
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