

Office For Short-Term Lease
**Three Golden Triangle
 Buildings with Parking**



1199



1145



1151

1145, 1151 & 1199 Bannock Street

Denver, Colorado 80204

Short-Term* Lease Availability

1145 Bannock Street	5,792 SF
1151 Bannock Street	3,010 SF
1199 Bannock Street	15,500 SF

*Short-term leases available through June 30, 2021

Lease Rate: \$15.00-\$18.00/SF NNN

For more information:

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 Buildings with Parking**



1145 Bannock Street
 Denver, Colorado 80204

Property Facts

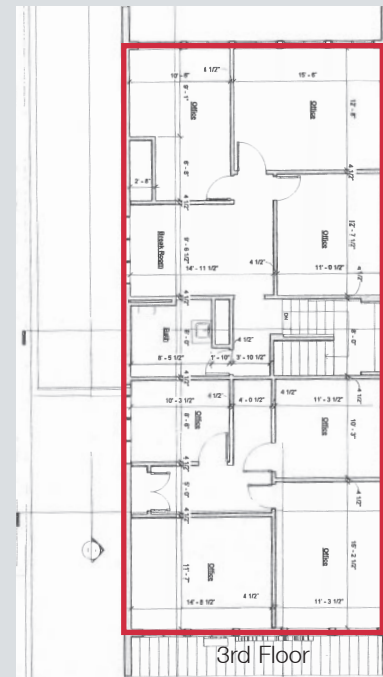
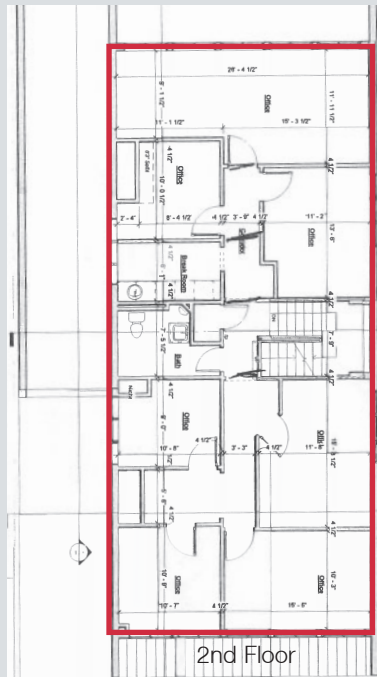
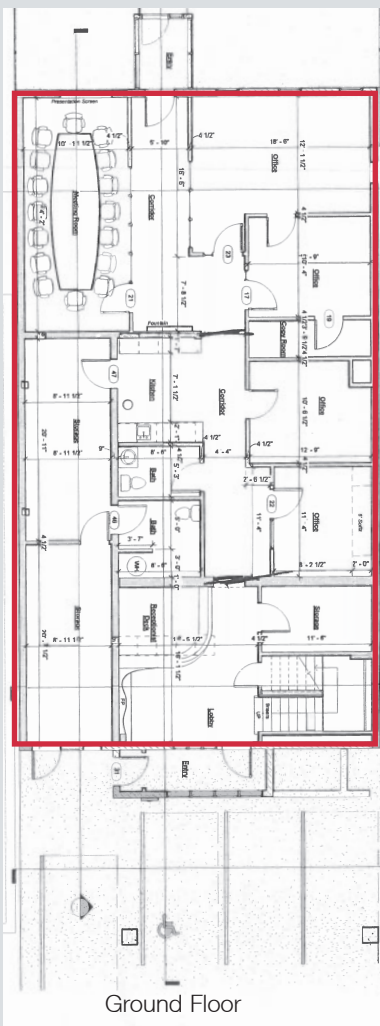
Building Size:	5,792 SF
Year Built / Renov:	1969 / 2008
Operating Expenses:	\$12.23/SF

*Short-term lease available through June 30, 2021

Property Overview

- Free-standing three-story office building
- Approximately 18 private offices, large board room, kitchenette/break room on each floor
- Recently renovated and updated throughout
- 4 covered & 7 surface parking spaces available

Lease Rate: \$15.00-\$18.00/SF NNN



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Property Facts

Available SF:	15,500 SF
Year Built / Renov.:	1954 / 2000
Operating Expenses:	\$12.23/SF

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Property Overview

- Beautiful brick, single-story building
- Approximately 30 private offices, multiple conference rooms, open cubicle areas, and abundant storage
- Unique features include vaulted bow truss ceilings, sky lights, large exterior windows, and employee showers
- Building has attached covered garage with 3 spaces, 5 surface lot spaces, and ample street parking

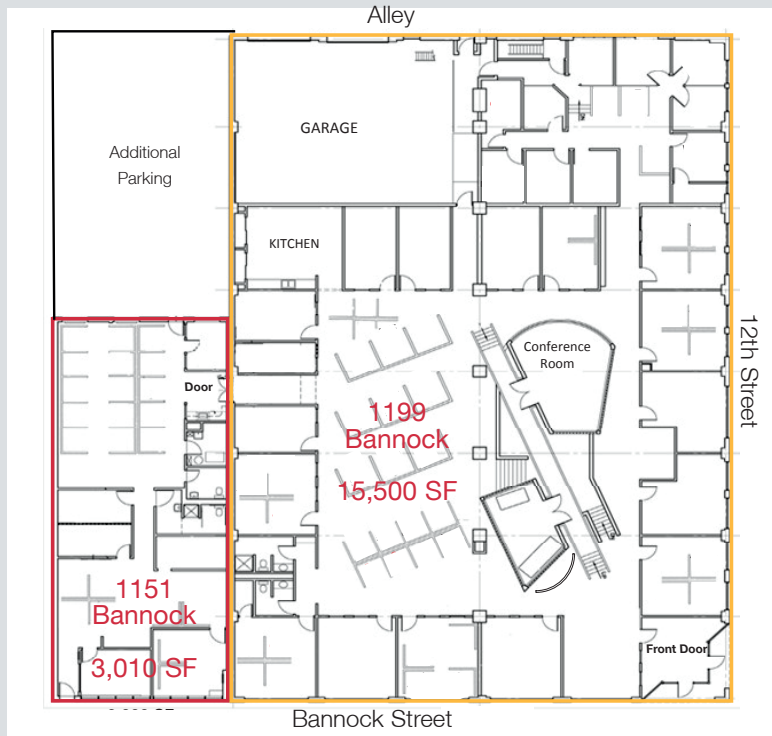


1151 Bannock Street
 Denver, Colorado 80204

Property Facts

Available SF:	3,010 SF
Year Built / Renov.:	1955 / 2010
Operating Expenses:	\$12.23/SF

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Lease Rate: \$15.00-\$18.00/SF NNN

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Location & Area Amenities

- Multiple museums, hotels, restaurants, coffee shops, parks, and retail within short walking distance
- Easy access to Downtown Denver and close proximity to Lincoln St, Broadway, and I-25
- Ample contract parking available nearby
- Ranked a Walker's Paradise with a Walk Score of 95, Transit Score of 85

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