



FOR LEASE

Newton Building

1177 Grant Street | Denver, CO 80203



PROPERTY BROCHURE

CONTACT:

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## 1177 GRANT STREET

### OFFERING SUMMARY

<b>Available SF:</b>	574 - 2,081 SF
<b>Lease Rate:</b>	\$18.00 SF/yr (Full Service)
<b>Lot Size:</b>	0.31 Acres
<b>Building Size:</b>	10,372 SF
<b>Submarket:</b>	Capitol Hill
<b>Zoning:</b>	C-MX-5

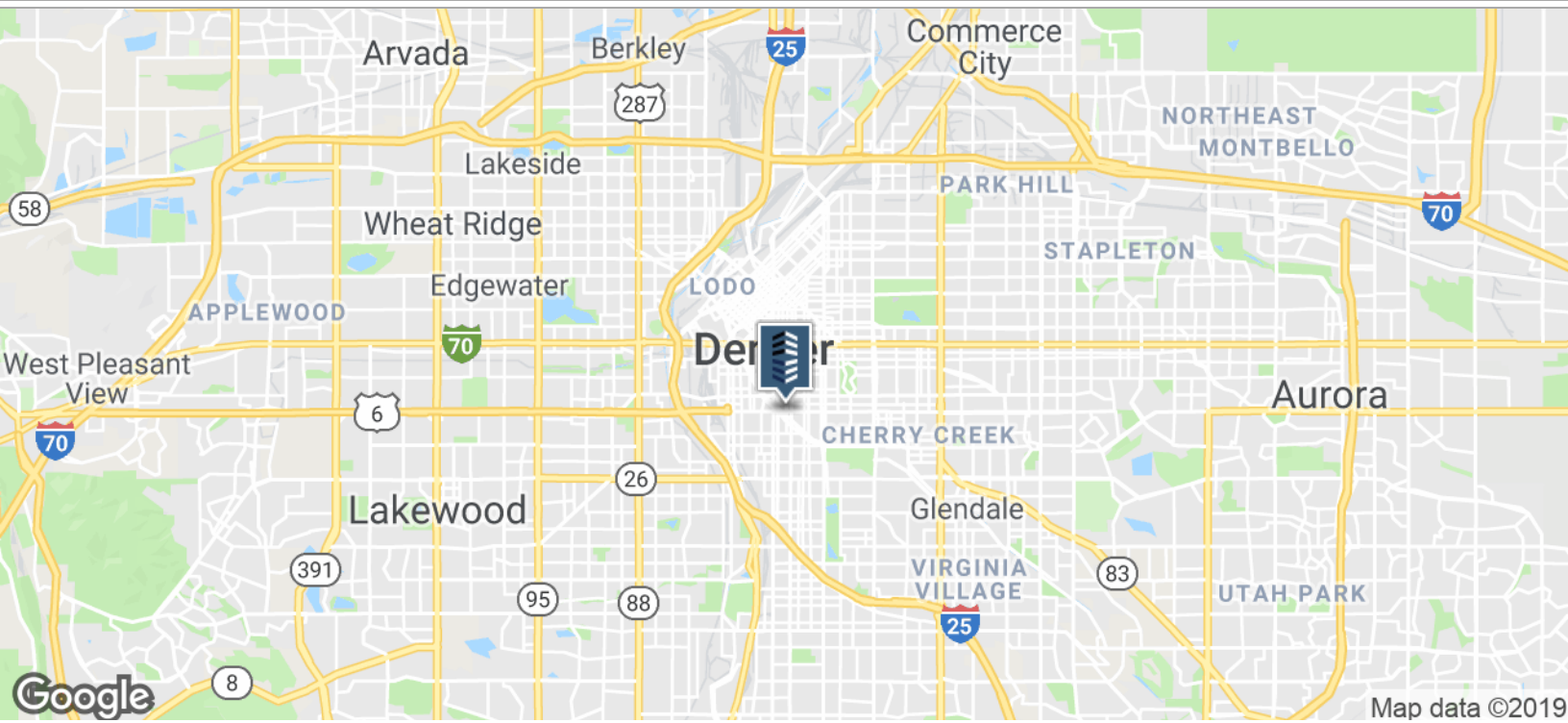
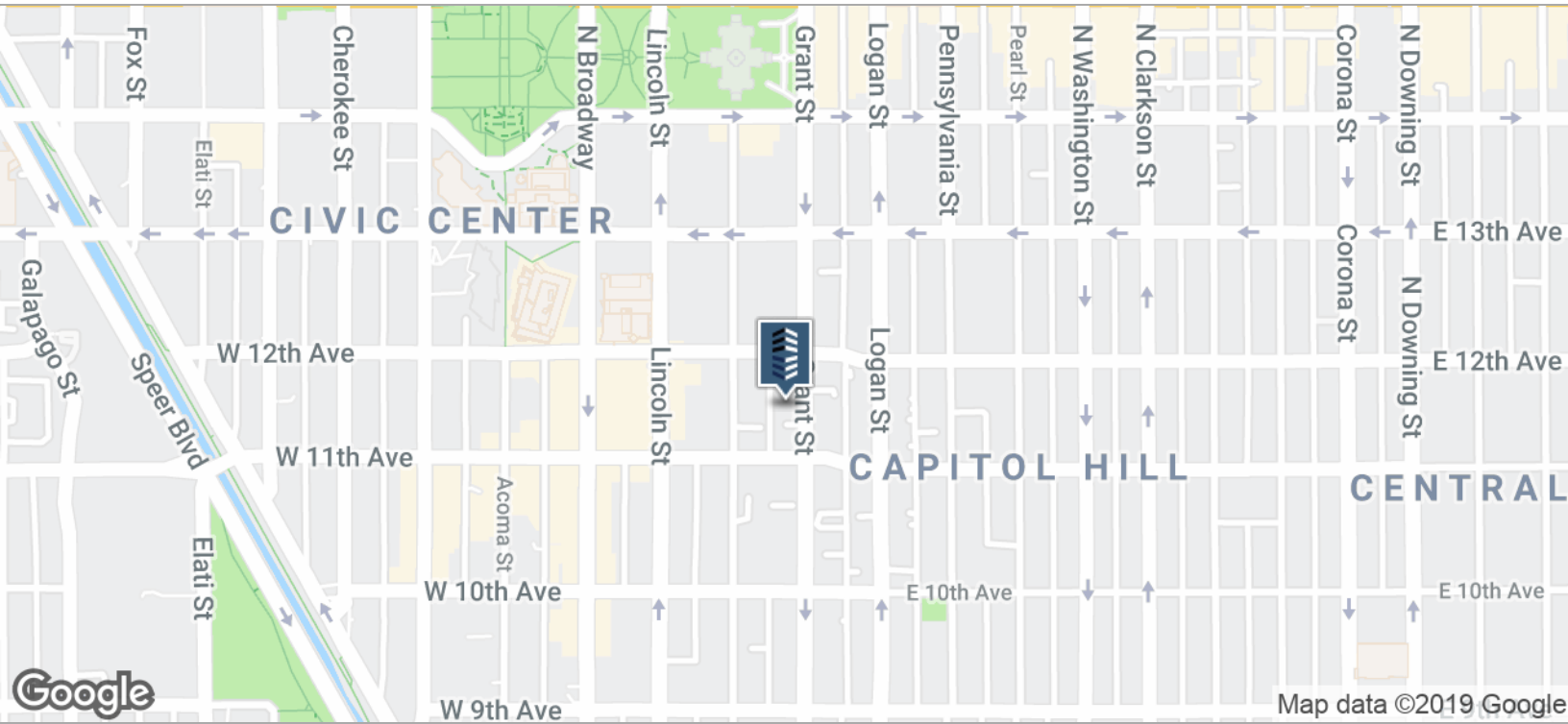
### PROPERTY OVERVIEW

The Newton Building is conveniently located at the corner of 12th and Grant on the edge of Denver's Central Business District. This building is in a prime location just 2 blocks away from the State Capitol Building and many Denver attractions. 1177 Grant St provides some of the most affordable office lease rates for professional tenants seeking quality space near Denver's Downtown and CBD. There is excellent access to major commuter routes such as Interstate 25, Speer Boulevard, Broadway, and Colfax Avenue as well as the 16th Street Mall, RTD public transportation, and Union Station.

### PROPERTY HIGHLIGHTS

- Walking Distance to Municipal Buildings, Capitol Building, Civic Center
- Secured Building with On-Site Ownership and Property Management
- Great CBD Alternative
- On-Site Reserved Parking Available
- Common Area Conference Room and Break Room/Kitchen





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