

## Great Colorado Blvd Alternative



### PROPERTY DESCRIPTION & AMENITIES

- 2016 building renovation
- NEW contemporary finishes and features
- Upgraded common areas: entry, lobby, corridor and elevator
- Cool, eco-friendly design elements
- HVAC and other upgraded building systems for increased efficiency
- Exterior improvements: new landscaping and entrance
- Nearby Cherry Creek amenities
- Well-lit interior with natural light atrium
- Ample parking
- Central location





## AVAILABILITY

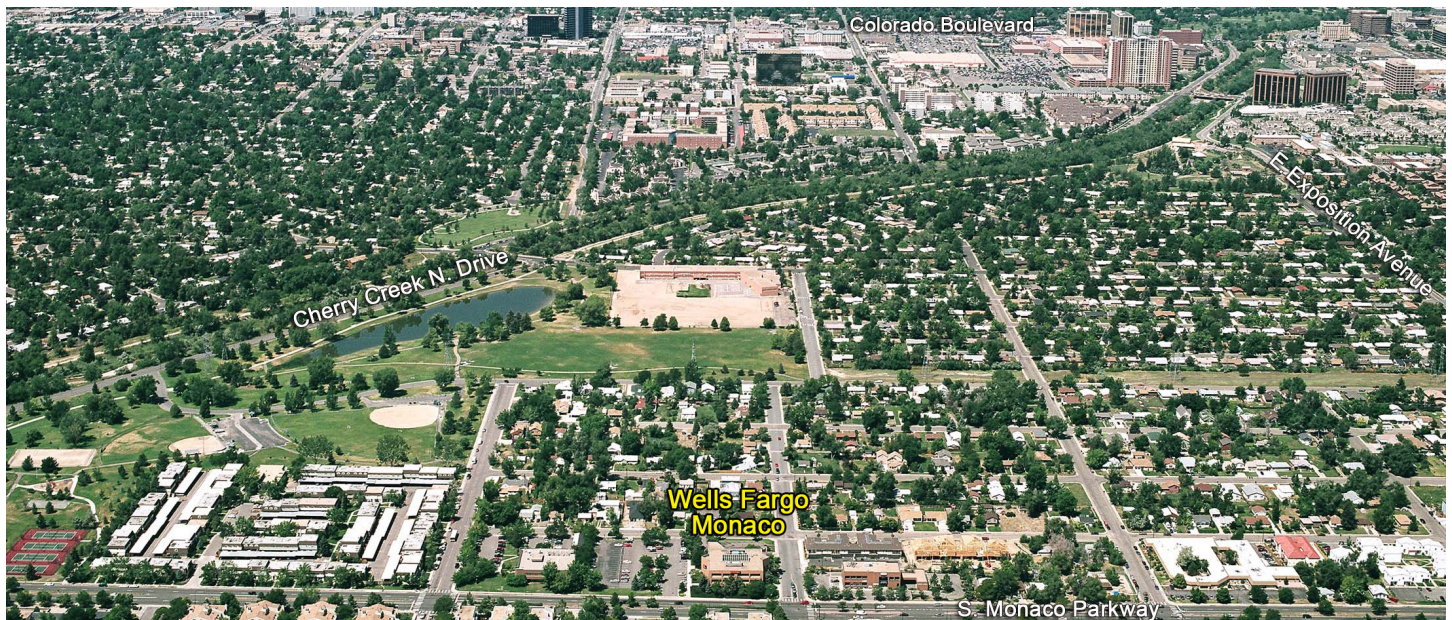
Suite	SF	Rate/SF	Details
101-102	2,003 - 4,291	\$20.00/NNN	Demisable former bank space. Built to suit, this space can be a retail or office suite with private offices and open floor plan.
260	1,115	\$17.00/SF	This move-ready suite features 2 private offices, a conference room (or third office), kitchenette, and reception space. A perfect space for a small team looking for a high traffic area to do business.
270	802	\$17.00/SF	This small corner office features 2 private offices, storage, and reception/open floor space. Perfect fit for any small team.
310	2,285	\$17.00/SF	Corner top floor office suite with 4 private offices. Also includes conference room, kitchenette, and open space for workstations and/or reception area. This space can be contiguous (combined) with suite 350, for additional space. <b>Available 12/1/2021.</b>
350	1,566	\$17.00/SF	This top floor space is perfect for a growing team. This space is office intensive and includes 3 private offices, small reception area, storage space, kitchen/breakroom, and space for workstation. This space can be contiguous (combined) with suite 310 and 370, for additional space.
370	1,013	\$17.00/SF	Great small top floor office in a Wells Fargo bank anchored building. This suite has 2 private offices, a conference room (or third office), IT/storage room and small reception space. The perfect new home for your small team. This space can be contiguous (combined) with suite 350, for additional space.

## BUILDING DETAILS: Wells Fargo Monaco

Address: 1001 S. Monaco Street  
 City: Denver  
 County: Denver  
 Building Size: 30,663 SF  
 Number of Floors: 3  
 Approx. Floor Plate: 9,681 SF  
 Year of Construction: 1979  
 Renovated: 2014  
 Owner: KEW Realty Corporation  
 Parking: 4:1000, 122 spaces



## LOCATION



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