

777 GRANT STREET

Denver, Colorado

a redevelopment project by:



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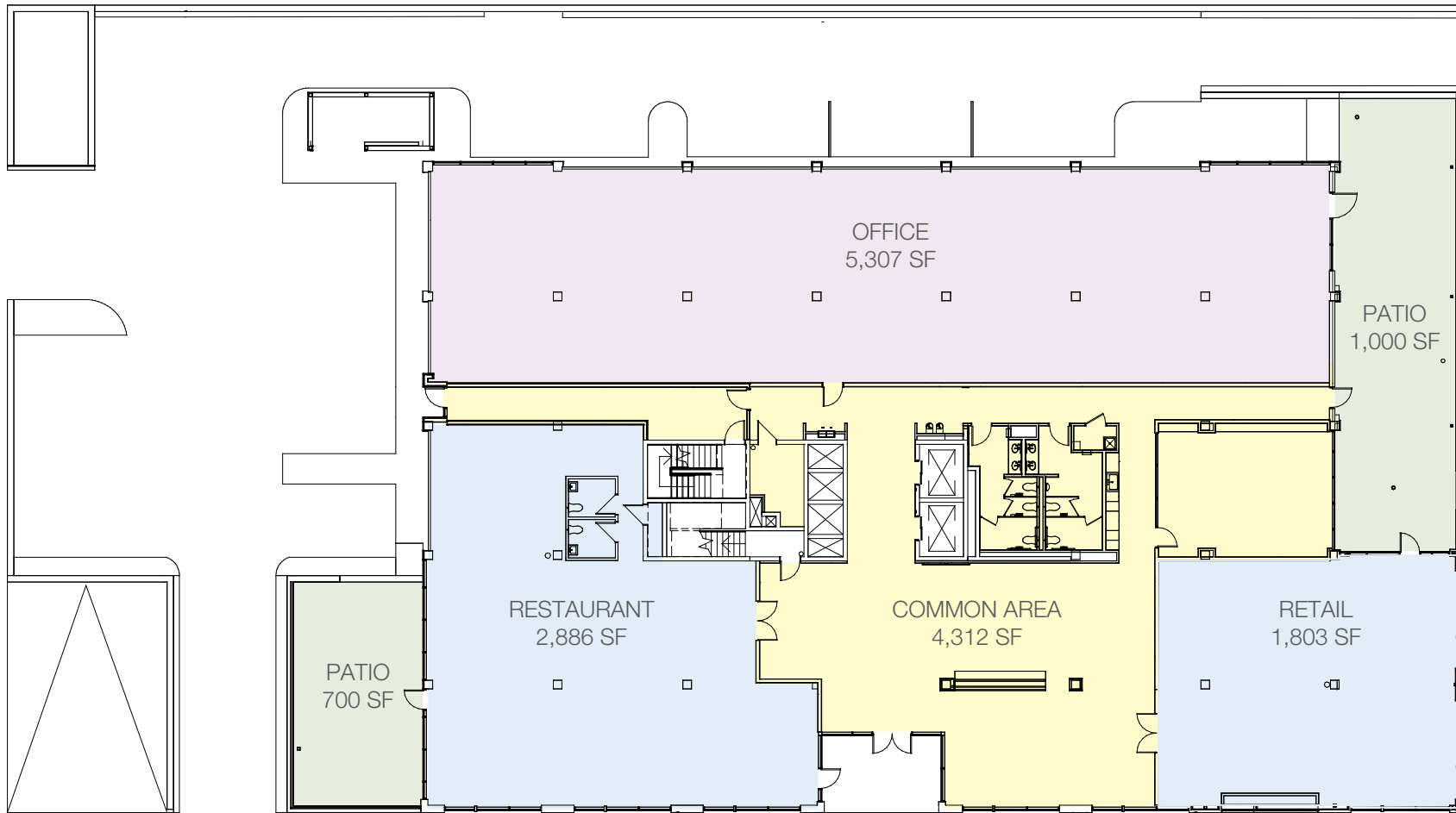
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Project Overview

- Six (6) story office building in coveted area of Capitol Hill to be completely renovated in 2020 offering city & mountain views
- Full building up to 73,122 RSF, full-floor suites up to 12,472 RSF, and multi-tenant floors divisible down to 1,500 RSF suites; available for occupancy by 3Q 2020
- Amenities include ground floor retail, corporate living room with common area conference room & outdoor patio, fitness center, and bike storage
- Surrounded by abundant dining options such as Trader Joe's, Carboy Winery, Tacos Tequila Whiskey, Vesper Lounge, Mizuna, Lowdown Brewery, Sushi Cup, Lou's Food Bar, and many more
- 2.50/1,000 parking ratio, enclosed garage
- \$26.00-\$28.00/SF NNN with Tenant Improvement Allowance



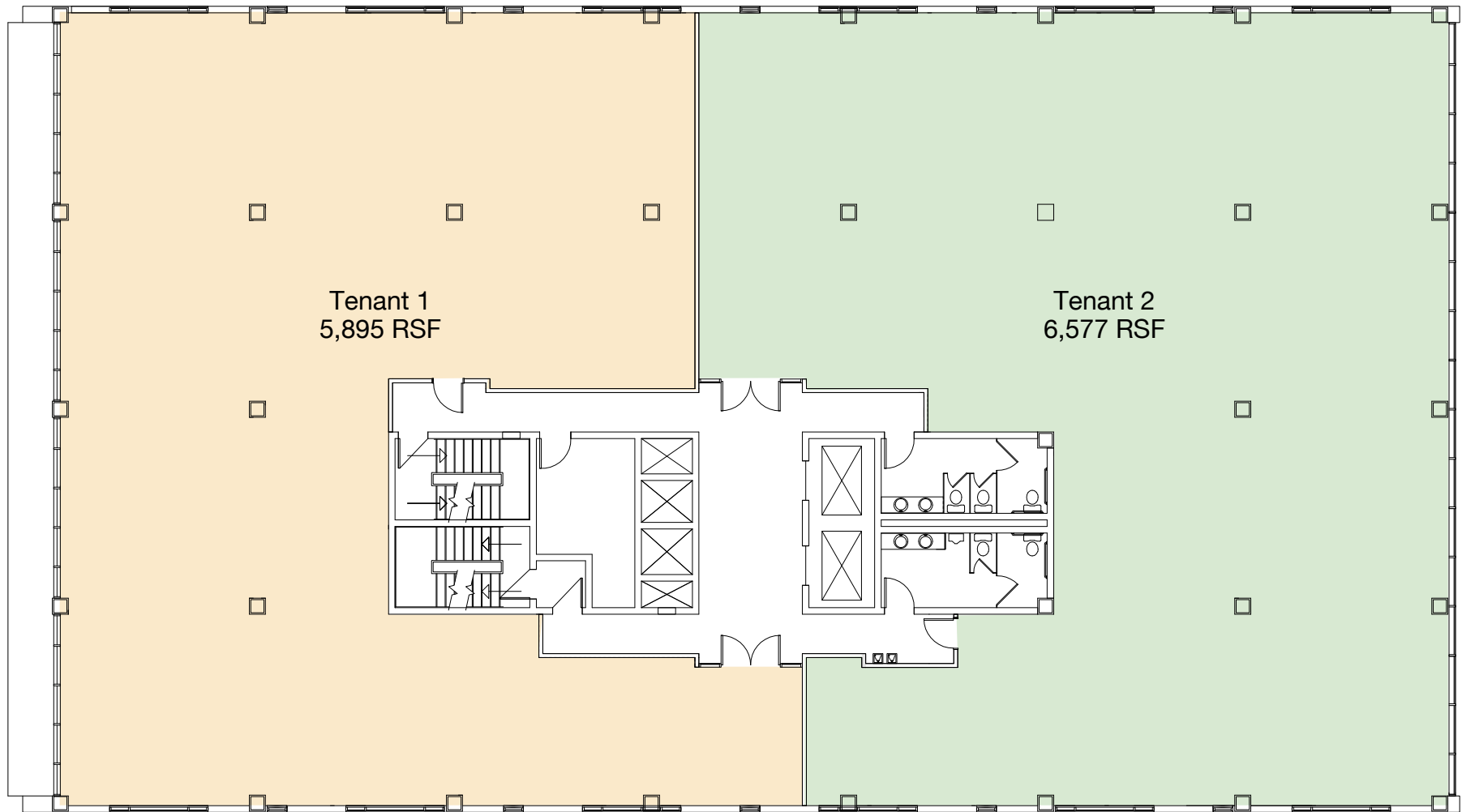
LEVEL 1 - AMENITIES & RETAIL



LEVEL 1 CORPORATE LIVING ROOM

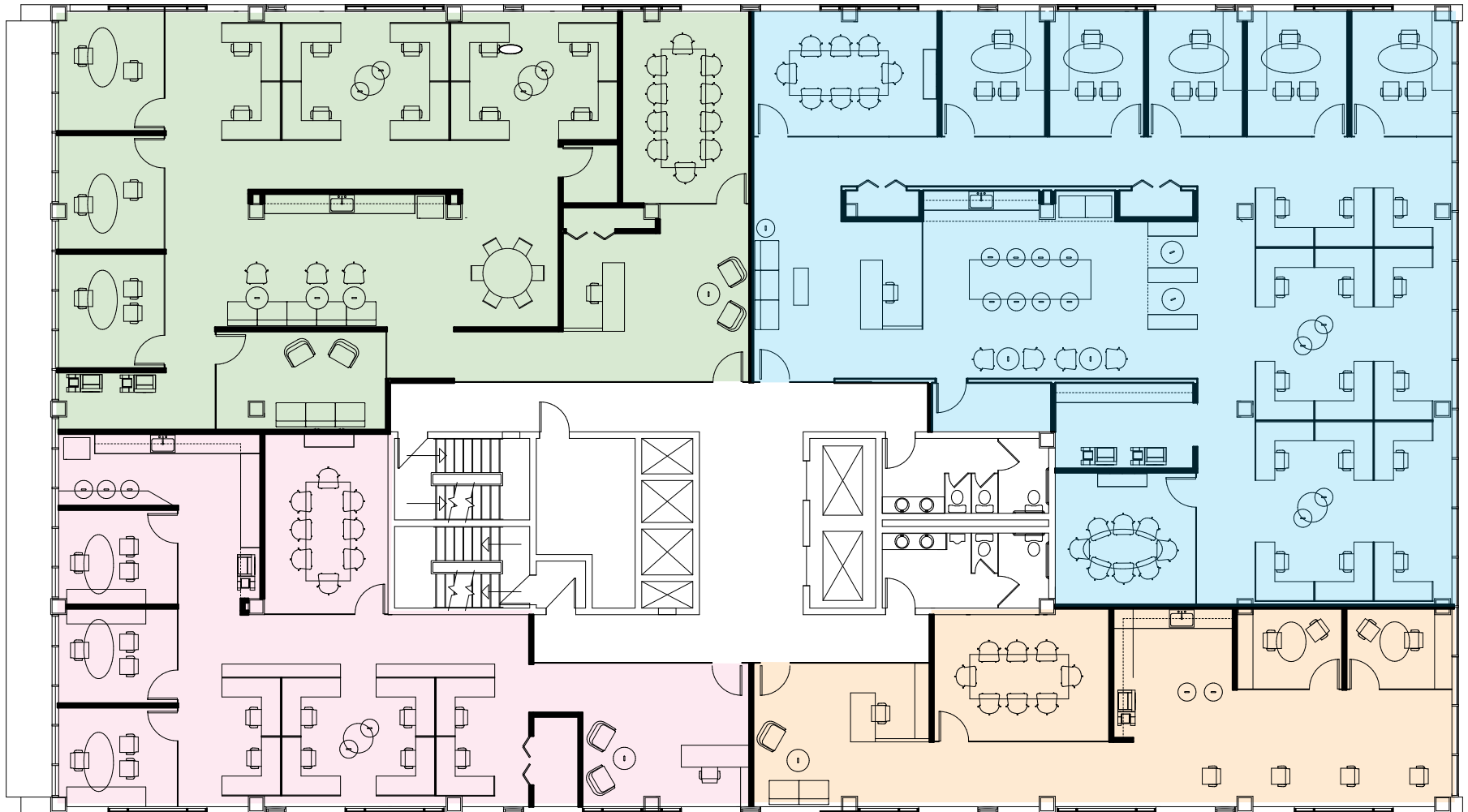


CONCEPTUAL FLOOR PLAN: SINGLE OR TWO TENANT



Full Floor Tenant $\pm 12,472$ RSF

CONCEPTUAL FLOOR PLAN: MULTI-TENANT



Suites from $\pm 1,500$ RSF - $\pm 4,000$ RSF