

DENVER TOWER

1905 Sherman Street | Denver, CO

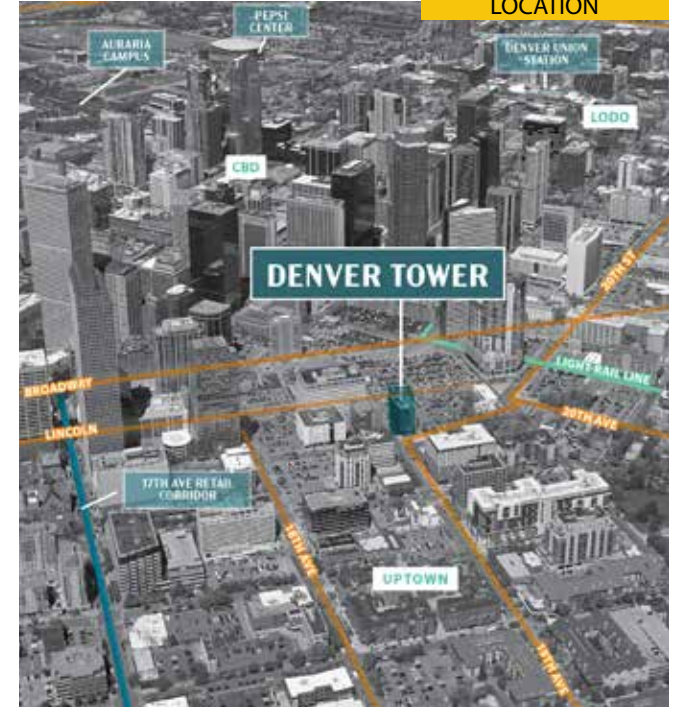
BUILDING EXTERIOR



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LOCATION



STABILIZED CASH FLOW
93% LEASED
ASSURED DURABLE CASH FLOWS
FOR THE FORESEEABLE FUTURE



STRONG OCCUPANCY
AND HISTORIC TENANT
LONGEVITY



EXCELLENT MULTI-MODAL
ACCESSIBILITY AIDING BUSINESS
ATTRACTION AND RETENTION



UPSIDE OPPORTUNITY
MOST RENTS BELOW MARKET
DUE TO TENANT LONGEVITY



THRIVING UPTOWN SUBMARKET
INCREASING DEMAND AND STRONG
LEASING ACTIVITY

BOMA Rentable Area 58,745 sf

Percent Leased: 93%

Stories 10-Story

Year Of Construction 1981 Office Conversion, 2019 Renovated

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**AVISON
YOUNG**