



THE GOLD STANDARD

*** LOCATED IN CAPITOL HILL ***

8TH AVENUE – LINCOLN STREET – SPEER BOULEVARD



THE BUILDING

Building SF: 100,744
Land Area: 31,241 SF
Parking Ratio: 2.18/1,000 SF
Year Built: 1973
Year Renovated: 1995, 2011, 2015
Location: Class A
No. of Stories: 6

AMENITIES

- Covered parking
- Common area conference room
- Onsite property management
- Secure bike storage

PROPERTY HIGHLIGHTS

- It's GOLD! Unique, cool, and nothing else like it.
- Cherry Creek Bike Path – 2 blocks / B-Cycle – 1 block
- Nearby Amenities: Some of the best spots in Denver
 - Luca D'Italia
 - Lala's
 - Racine's
 - Bones
 - Governor's Park
 - Trader Joe's
 - + More quick-service and fast casual dining
- FREE – Metro Ride downtown
- Broadway Lincoln Bus line
- Matrix Fitness & Spa and Vital Strength and Fitness workout facilities nearby
- Notable Tenants – Colorado Nonprofit Association; Colorado Democratic Party; Colorado School of Medicine; Pharmatech; Colorado Beef Council

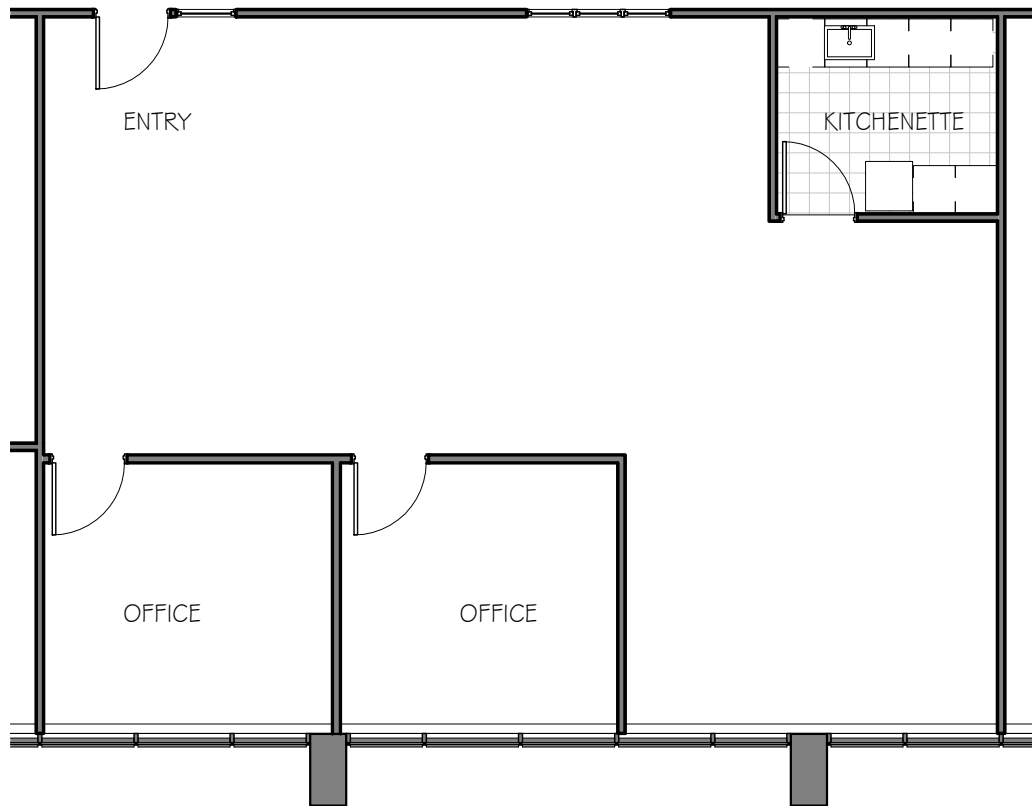


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SCALE

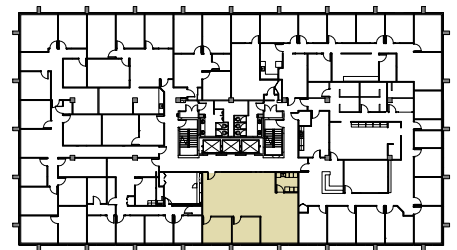


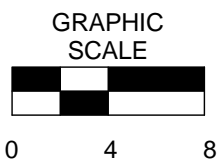
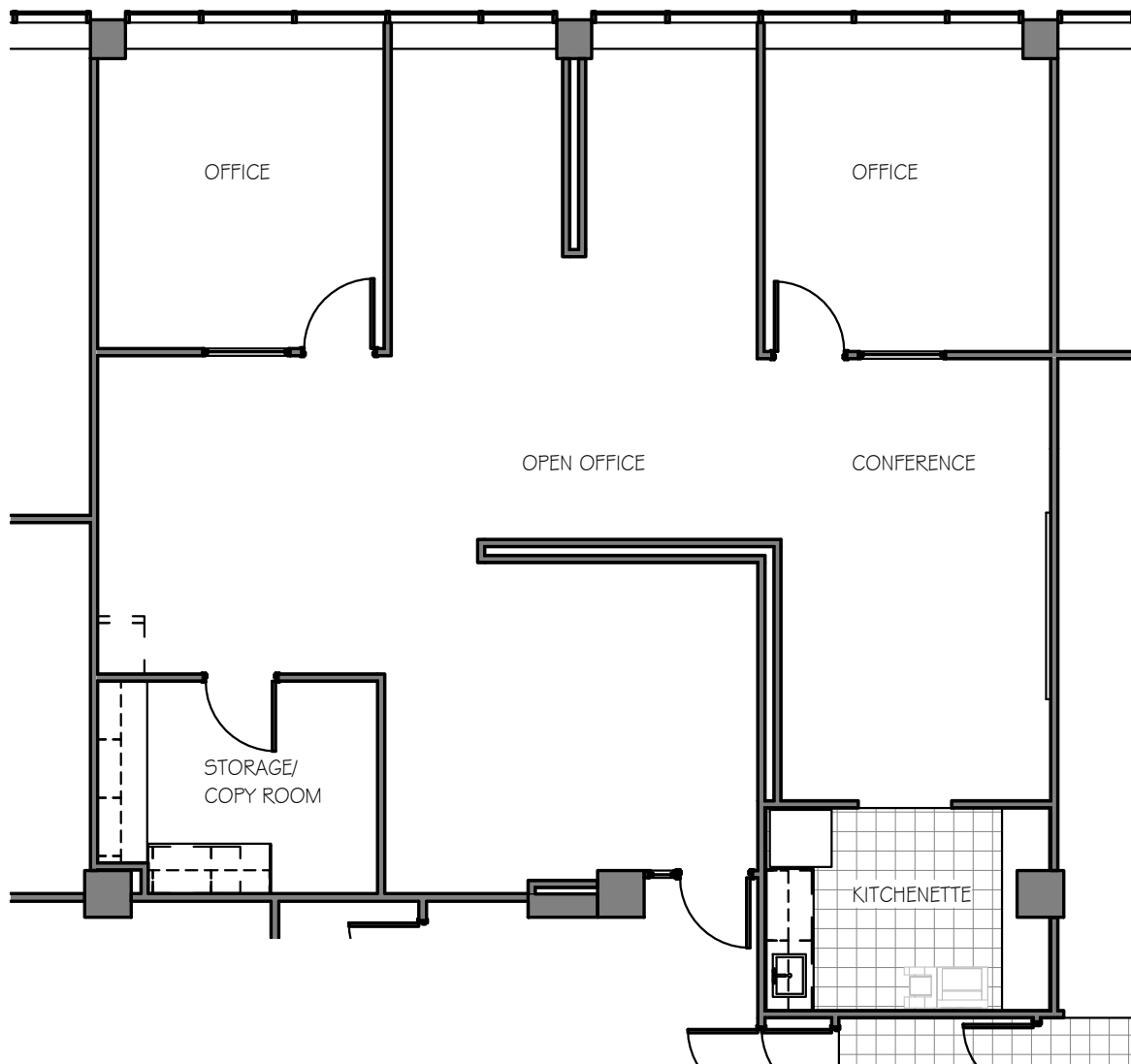
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SUITE 530

SUITE AREA = 1,406 SF





SUITE 600

SUITE AREA = 1892 SF

