

OFFICE
FOR LEASE
2,165 SF

1026 BANNOCK STREET
GOLDEN TRIANGLE



1060 BANNOCK ST., SUITE 300
DENVER, COLORADO 80204
PHONE 303.592.7300
FAX 303.592.7305
WWW.AXIORE.COM



10TH & BANNOCK

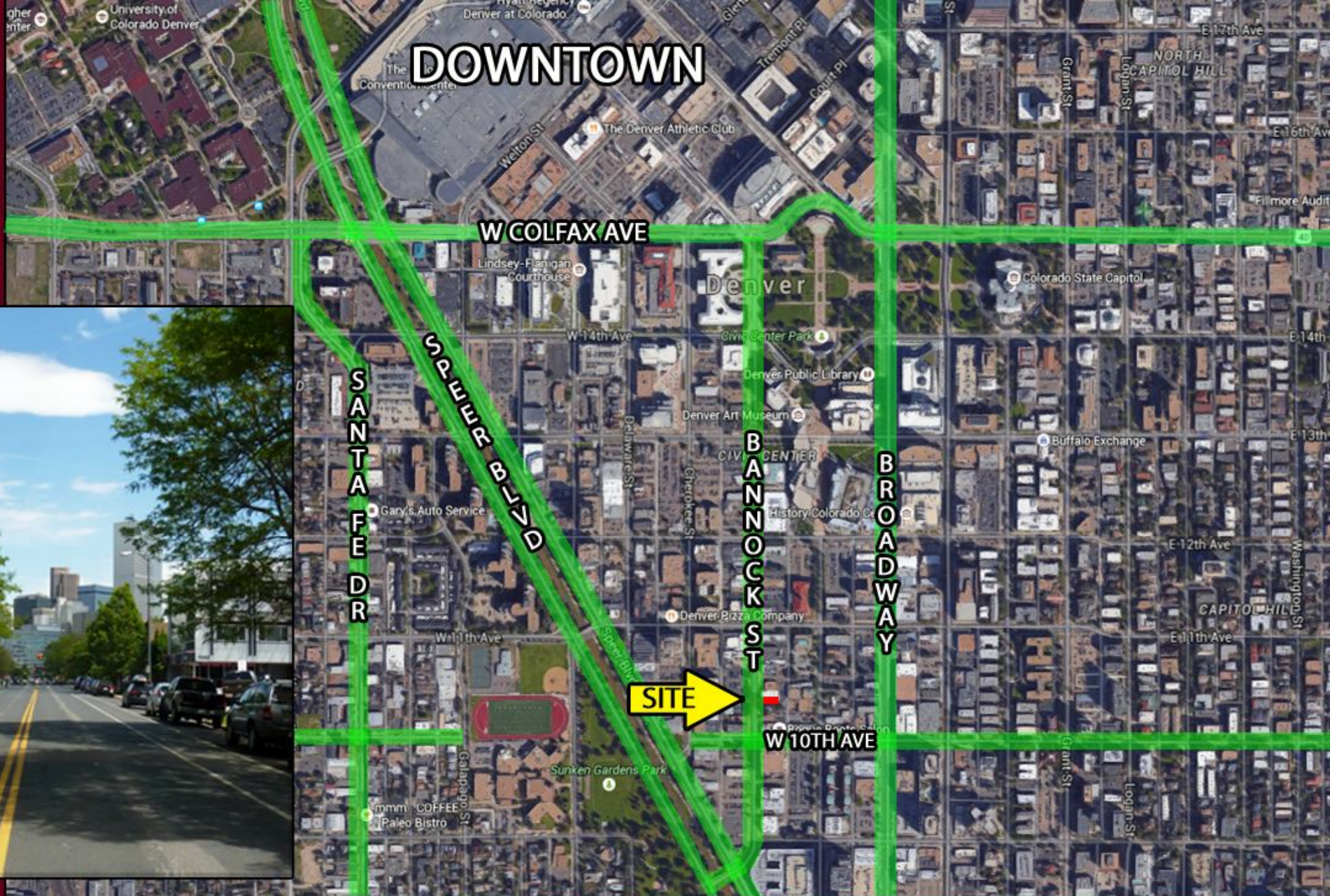
OFFICE BUILDING LOCATED IN THE GOLDEN TRIANGLE NEIGHBORHOOD.
POSSIBLE LIVE/WORK OPPORTUNITY. MINUTES TO DOWNTOWN
DENVER, 4 BLOCKS FROM CIVIC CENTER, CITY AND COUNTY COURT
HOUSE AND OFFICES, AND JUST 2 BLOCKS SOUTH OF THE
DENVER ART MUSEUM.

HIGHLIGHTS:

- BUILT IN 1904: ORIGINAL HARDWOOD FLOORS, EXPOSED BRICK
- FIVE OFFICES AND A BREAK ROOM
- WALK TO COFFEE SHOP & BROADWAY RESTAURANTS
- EASY ACCESS TO DOWNTOWN, SPEER, BROADWAY, & SANTA FE

AXIO COMMERCIAL REAL ESTATE REPRESENTS THAT IT HAS NOT MADE A PHYSICAL INSPECTION OF THE PROPERTY AND HAS NO ACTUAL KNOWLEDGE OF ANY DEFECTS IN THE PROPERTY EXCEPT AS IDENTIFIED IN WRITING TO THE BUYER. THE BUYER HAS BEEN ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PROPERTY AT ITS OWN EXPENSE, WHICH INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL INTEGRITY AND MECHANICAL SYSTEMS.

JOHN LIVADITIS
O: 303.592.7300
E: JOHN@AXIORE.COM



DOWNTOWN

W COLFAX AVE

SANTA FE DR

SOUTH BLVD

BANNOCK ST

BROADWAY

SITE

W 10TH AVE



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