

For Lease

895 SF - 5,683 SF
Cherry Creek North
Office Space



3003 E. 3rd Avenue

Denver, Colorado 80206

Property Overview

- Well-located professional office building in Denver's premier Cherry Creek North neighborhood
- Two available suites can be combined for up to 5,683 SF
- Updated finishes with glass doors and walls for abundant natural light to flow throughout
- Rare private parking for office tenants at \$135/month/space
- Ideally positioned with immediate access to more than 90 restaurants, shopping, fitness, and more
- Easy access to Colorado Blvd, University Blvd, 6th Ave Pkwy, Speer Blvd, and Leetsdale Dr

Lease Rate: \$35.00/SF FSG

Property Facts

Available SF:	895 SF-5,683 SF
Building SF:	24,475 SF
Year Built / Renov.:	1976 / 1998
Est. Op. Expenses:	\$13.30/SF (2019)

For more information:

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Kiley Crews

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1400 Glenarm Place, Suite 100
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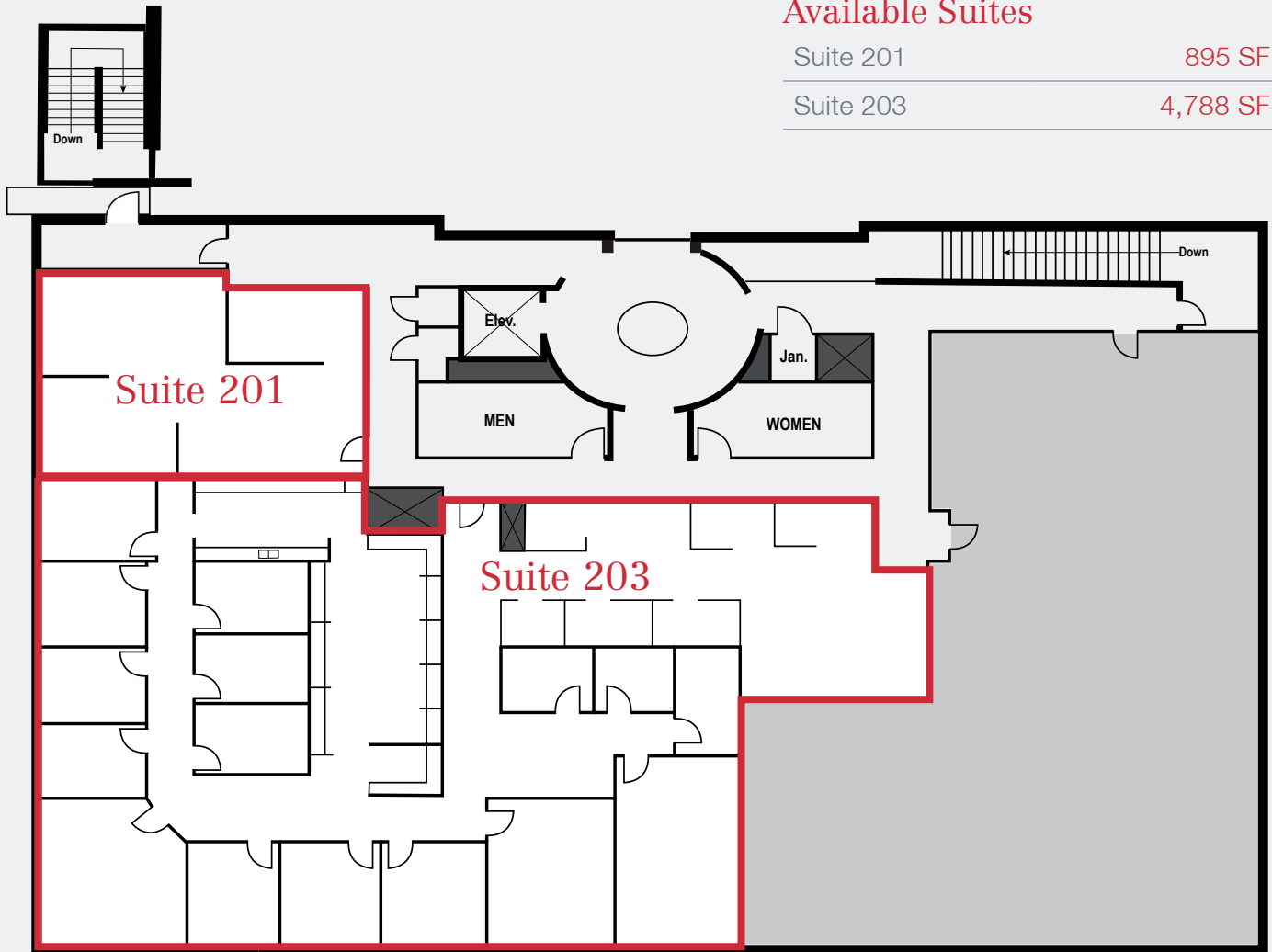
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Available Suites

Suite 201	895 SF
Suite 203	4,788 SF





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