

LAKE SIDE OFFICE PARK

4704 HARLAN STREET | DENVER, COLORADO 80212



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BUILDING INFORMATION

YEAR OF COMPLETION 1971

RENOVATED 2014

LAND AREA 7.72 AC

NET RENTABLE AREA 116,848 RSF

STORIES Six (6)

ELEVATORS Two (2)

PARKING 6.0 : 1,000 RSF-582 SURFACE SPACES

BUILDING OPERATING HOURS MONDAY-FRIDAY 7AM TO 6 PM

SATURDAYS 8AM TO NOON

SUNDAYS & HOLIDAYS CLOSED

OWNERSHIP/MANAGEMENT RQL INVESTMENTS

AMENITIES

- ▶ On-Site Deli
- ▶ On-Site Management
- ▶ On-Site Fitness Center
- ▶ Abundant Storage
- ▶ Close to Willis Case Golf Course

PROPERTY FEATURES

- ▶ Unobstructed Mountain Views
- ▶ Recently Renovated Lobby
- ▶ Convenient location with direct access to I-70 ramp at Harlan Street
- ▶ Numerous Hotel and Dining areas in immediate area
- ▶ Building identity off I-70

GREAT ACCESS | OUTSTANDING VALUE | ABUNDANT PARKING

LAKESIDE OFFICE PARK IS A RECENTLY RENOVATED SIX STORY OFFICE BUILDING CONVENIENTLY LOCATED AT THE SOUTHEAST CORNER OF I-70 AND HARLAN STREET. THE BUILDING OFFERS HIGH VISIBILITY FROM I-70 AND UNOBSTRUCTED VIEWS OF THE MOUNTAINS TO THE WEST AND THE NORTH.

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