



1290  
broadway

DENVER, CO

View Your Future at 1290 Broadway

AVISON  
YOUNG

 Principal<sup>SM</sup>









# 1290 broadway



# 290 broadway

## Building Amenites



NEWLY REMODELED  
FITNESS CENTER



NEWLY REMODELED  
SHOWER & LOCKER  
ROOMS



UPGRADED  
COMMON AREA  
FINISHES



24-HOUR ON-SITE  
SECURITY



BIKE STORAGE



BUILDING  
STORAGE



ATTACHED COVERED  
PARKING



ON-SITE PROPERTY  
MANAGEMENT



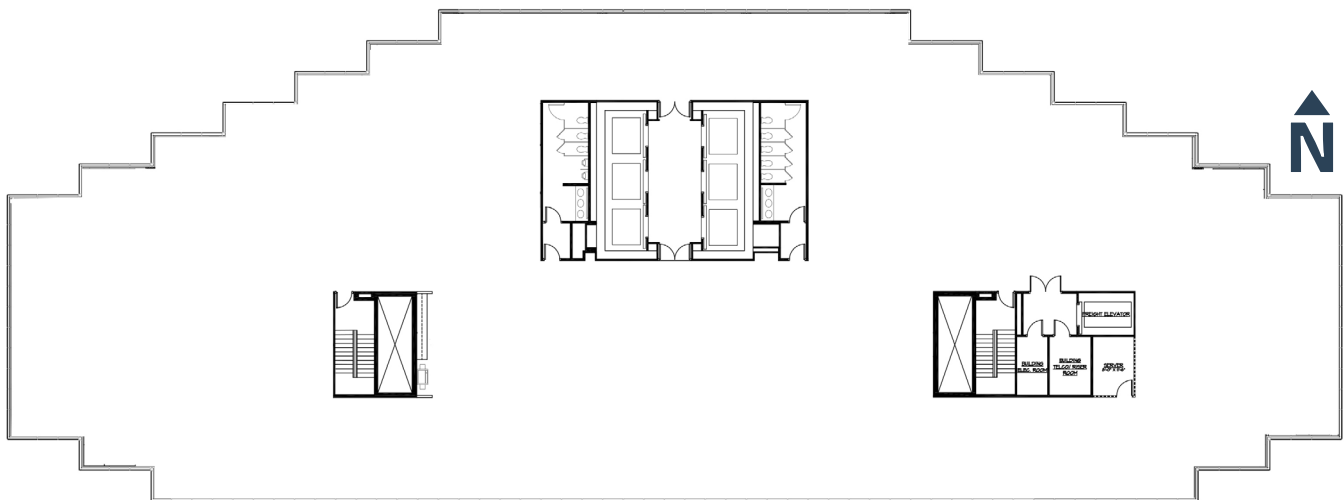
## Property Details

BUILDING SF	252,230 RSF
FLOORS	17
LEASE RATE	\$31.50-\$33.00/SF FSG
EXPENSES	Est. 2020 \$13.33 (Taxes: \$5.06)
PARKING RATIO	2:1,000 SF
PARKING COST	- \$120/mo – attached (exclusive) - \$100/mo – Judicial Center Garage - 12 free visitor spaces

## Location Amenites

- Excellent proximity to strong work force
- Potential signage
- Close vicinity to over 20 local restaurants
- 3 blocks from Broadway Market
- Adjacent to Art Hotel
- Five minute walk to the 16th Street Mall Shuttle/Civic Center RTD Station
- Excellent vehicular access from all points of the Denver Metropolitan area
- Adjacent to the Colorado History Conference Facility: - Accommodates groups from 20-500
- Adjacent to the Judicial Center, State Capitol, Denver Public Library, Denver Art Museum, and Colorado History Museum
- Public transportation options via light rail and bus
- Located in the Enterprise Zone

## Typical Floorplan



avisonyoung.com

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