

4949 S. SYRACUSE

➤ LEASING INFORMATION ◀

Address: 4949 S. Syracuse St.
Denver, CO 80237

Year Built: 1982

Building Size: 66,713 SF

Number of Floors: 6

Floorplate Size: 15,144 SF

<u>Available Square Feet</u>	<u>SUITE</u>		<u>COMMENTS</u>
	Suite 340/360	3,975 RSF	Potential Combo
	Suite 450	3,660 RSF	Spec Suite
	Suite 430	2,618 RSF	Spec Suite
	Suite 550	2,553 RSF	Spec Suite
	Suite 340	2,078 RSF	Spec Suite
	Suite 360	1,897 RSF	Spec Suite

Starting Lease Rate: \$24.50 - \$25.50/RSF

Operating Expenses: 2019 Base Year Estimate = \$12.49/RSF

Tenant Improvements: Negotiable

Parking: 3 per 1,000 RSF Leased
75% covered/ 25% top deck
(\$65 unreserved/ \$90 reserved)

Building Features: WiFi capabilities, renovated common areas with reclaimed wood features, walking distance to multiple restaurants, hotels and various retail services. Easy walkability and pick up RTD service to the Belleview Light Rail Station.

- Mountain Views
- Remodeled Interior
- Sleek, Modern Feel with a Touch of Colorado
- Accessibility to DTC Amenities
- Belleview light rail access

For additional information, please contact:

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