

# EMPIRE PARK

## ➤ LEASING INFORMATION ◀

	<b>Building A</b>	<b>Building B</b>	<b>Building C</b>
Address:	1385 S. Colorado Blvd. Denver, CO 80222	1325 S. Colorado Blvd. Denver, CO 80222	1355 S. Colorado Blvd. Denver, CO 80222
Floorplate Size:	135,032 SF	135,000 SF	151,875 SF
Year Built:	1971	1971	1971

<u>Suite:</u>		<u>Comments:</u>	<u>Suite:</u>		<u>Comments:</u>
A-400	17,610	RSF	B-100	14,530	RSF
A-606	2,427	RSF	B-700	11,424	RSF
C-202	5,707	RSF	B-400	3,117	RSF Cancer Group
C-108	2,266	RSF	B-705	2,924	RSF
C-502	2,048	RSF	B-605	2,373	RSF Specs Available 5/15
C-608	1,478	RSF	B-402	2,071	RSF
C-606	1,477	RSF	B-205	1,824	RSF Spec Suite
			B-506	1,562	RSF
			B-306	1,492	RSF
			B-410	1,104	RSF Vacant May 15 <sup>th</sup>
			B-200	696	RSF

Starting Lease Rate:	\$20.50 - \$21.50/RSF
Operating Expenses:	True Gross Rent
Tenant Improvements:	Negotiable
Parking:	4:1,000 All Structured Covering Parking Unreserved: \$30/month Reserved: \$70/month

#### Amenities

- Fitness Center (remodel coming soon)
- Deli (remodel coming soon)
- Three common conference rooms available at no charge
- Spec suites available with full height doors
- Building improvements coming soon!

*For additional information, please contact:*

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