

# 4340 S MONACO STREET

## ➤ LEASING INFORMATION ◀

Address: 4340 S. Monaco Street  
Denver, CO 80237

Year Built: 2001

Building Size: 118,267 SF

Number of Floors: 4

Floorplate Size: 24,446 SF – 31,276 SF

Available Square Feet:

1 <sup>st</sup> Floor	24,446 RSF
2 <sup>nd</sup> Floor	31,269 RSF
3 <sup>rd</sup> Floor	31,276 RSF
4 <sup>th</sup> Floor	31,276 RSF

Total Available: 118,267 RSF

Starting Lease Rate: \$24.75-\$25.00/RSF FSG

Operating Expenses: 2018 Estimated \$10.50/RSF

Tenant Improvements: Negotiable

Parking: 3.9 per 1,000 RSF; 60% structured, 40% surface  
Unreserved structured parking: \$65.00/month/space

Building Features: Cafeteria, fitness center, mountain views, exterior monument signage, close to many restaurants, hotels, retail services, access to I-25 and I-225, close to Cherry Hills Village and Greenwood Village, and dedicated light rail shuttle. Will consider a sale to a User.

*For additional information, please contact:*

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