

# Panoramic views of Downtown Denver and the Front Range



One of  
Denver's  
most unique  
infill sites

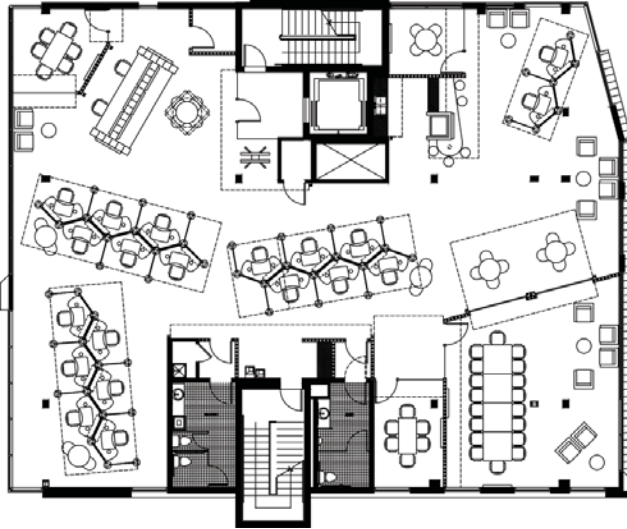
2930  
UMATILLA  
STREET ▲▲▲▲

## PROPERTY HIGHLIGHTS

- 12,788 SF Available  
4th Floor - 5,217 SF  
3rd Floor - 5,217 SF  
2nd Floor - 2,354 SF
- 2.35 : 1,000 parking ratio  
\$75 unreserved 7:00am-5:30pm  
\$150 reserved
- Adjacent to Lola's, Sushi Ronin,  
Little Man Ice Cream,  
Low Country Kitchen and Linger
- Available immediately
- Furniture available



# Furniture Available



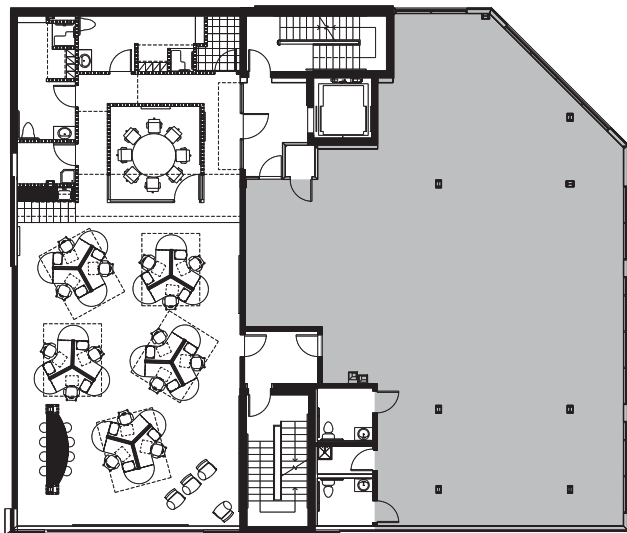
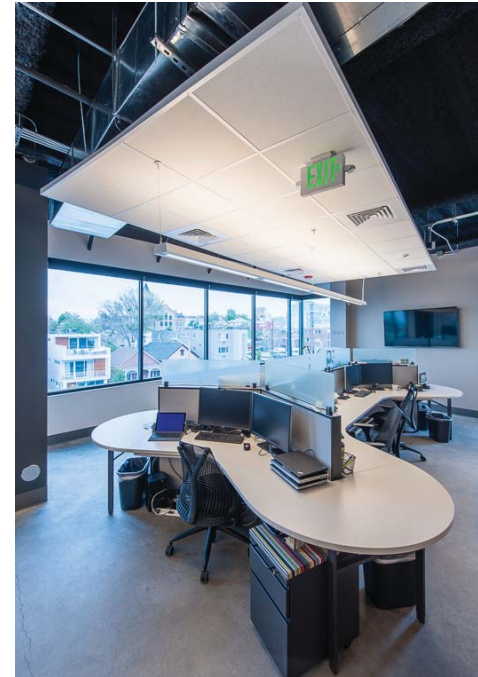
## 4th Floor 5,217 SF

- Features:**  
261 s.f. / employee  
3 conference rooms  
6 huddle areas  
Reception  
20 workstations  
IT area  
Break room with sink  
Work room



## 3rd Floor 5,217 SF

- Features:**  
168 s.f. / employee  
4 conference rooms  
7 huddle areas  
31 workstations  
Break room with sink



## 2nd Floor 2,354 SF

- Features:**  
157 s.f. / employee  
15 workstations  
Break room with sink  
Tenant lounge  
Showers and lockers  
Operable "NanaWall"

