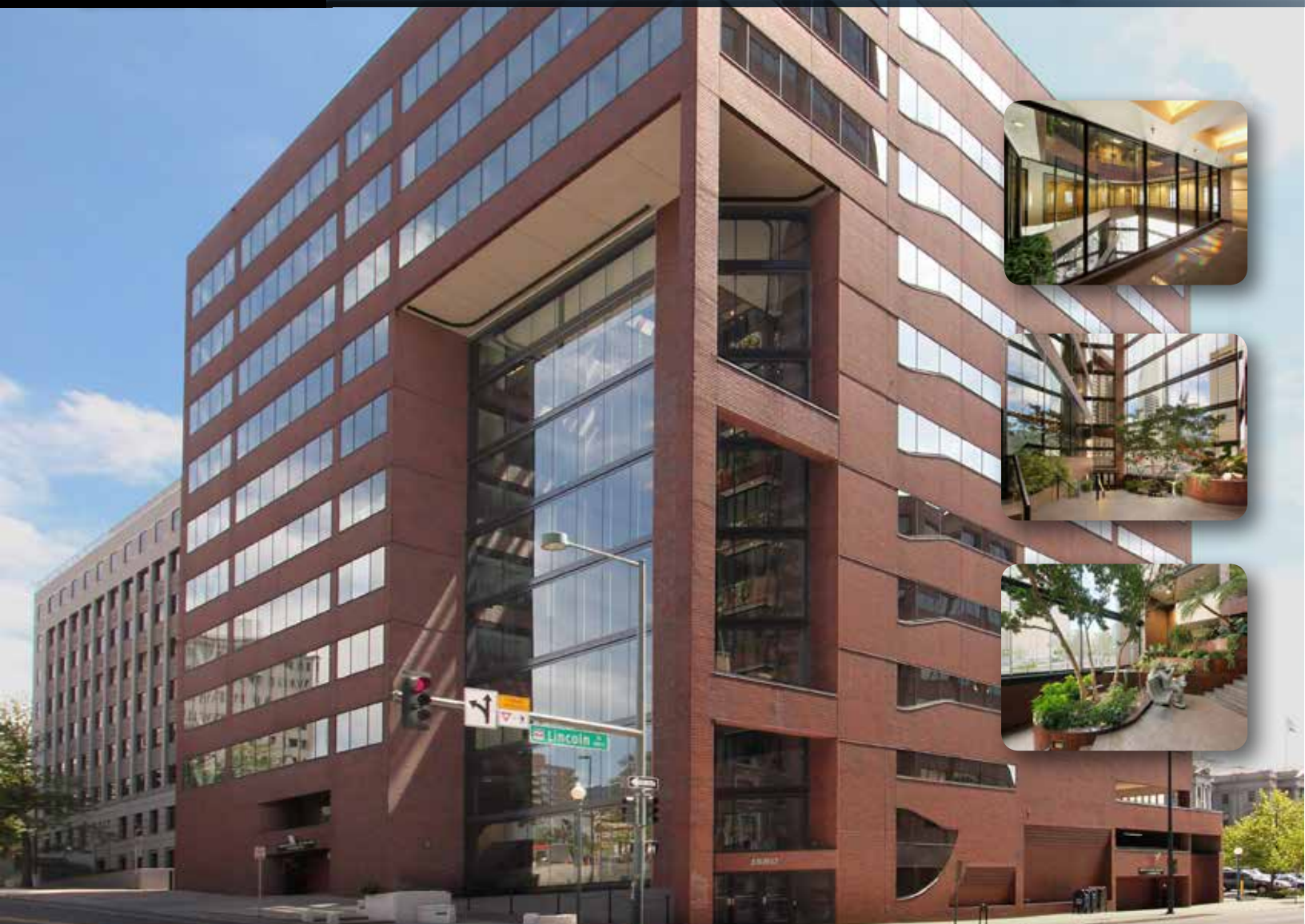


1580
Lincoln Street

The Spectrum Building

Affordable Prestige



Property Highlights

- ◆ Strong, stable ownership with zero debt on the property
- ◆ Immediate access to city core and government functions
- ◆ On-site reserved, covered parking
- ◆ Building conference room
- ◆ Interior bike storage
- ◆ Secured storage available
- ◆ Day porter on site
- ◆ Excellent proximity to Civic Center, 16th Street Mall and State Capitol

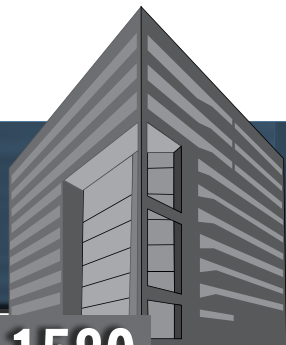
For more information, please contact our exclusive agents:

Pete Staab 303.260.4346 pstaab@ngkf.com



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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Office For Lease

◆ Details

Space Available: Contact Broker for availability

Lease Rate: Contact Broker for rates

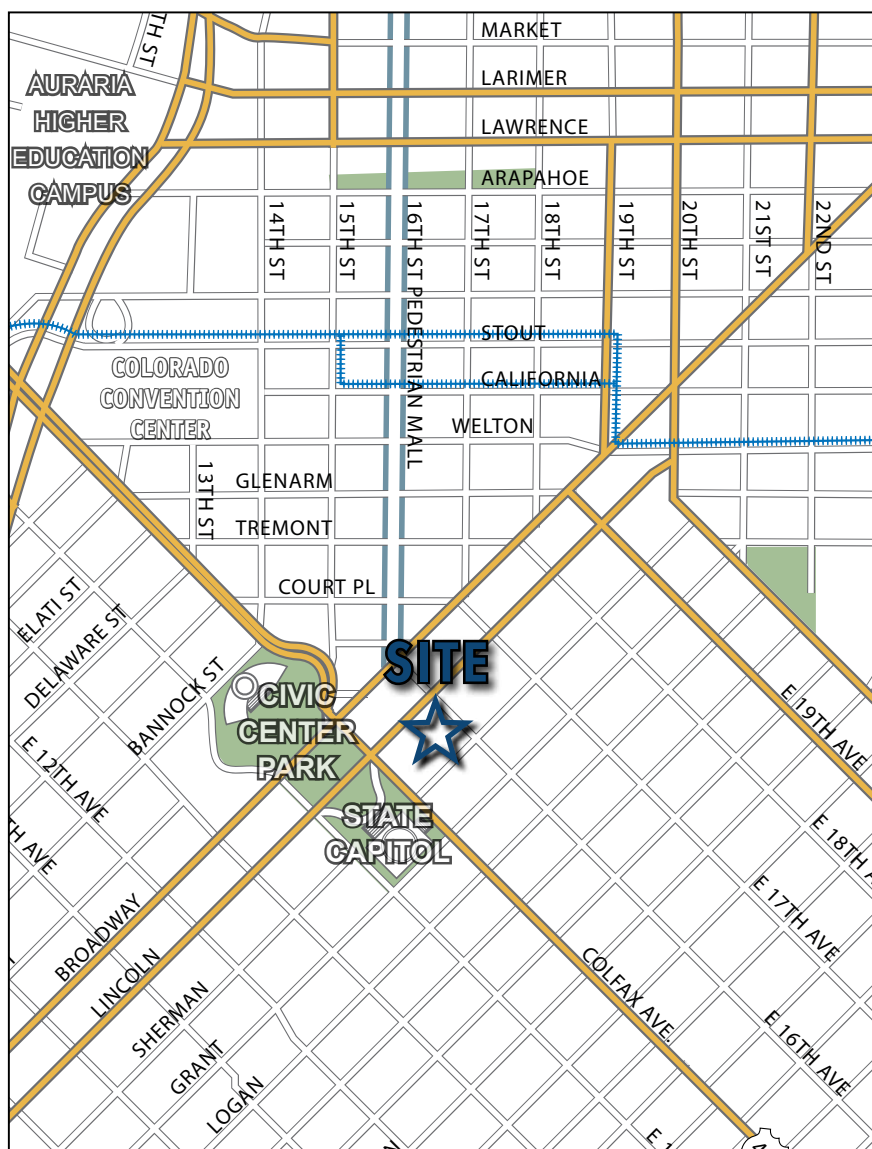
TI Allowance: Negotiable

Building Size: 119,155 SF on 12 floors

Elevators: 3

Parking: (covered on-site) 1:800 SF, reserved; market rates

◆ Aerial View



Full height glass



12 story atrium



Common conference room



Incredible front range views

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