

Office For Lease
28,625 RSF
 2955 East 1st Avenue
 Denver, Colorado

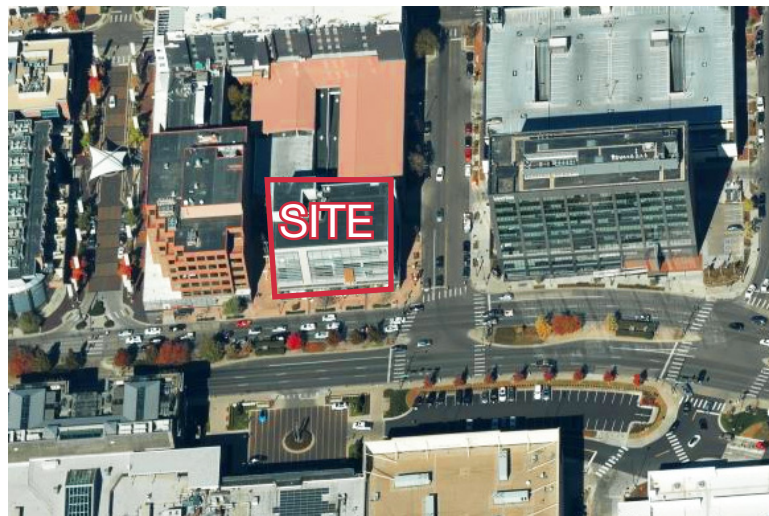
NAI Shames Makovsky

FOR LEASE
28,625 RSF
 Stunning Office Building
 in Cherry Creek North



ONE FILLMORE PLAZA

2955 East 1st Avenue | Denver, Colorado 80206



Traffic Counts	Vehicles/Day
E 1st Ave @ Milwaukee St	38,000
Fillmore St @ E 3rd Ave	4,900
Milwaukee St @ E 2nd Ave	1,100

*Source: LandVision

For more information:

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Peter Knisely
 720 881 7534
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Property Overview

- Stunning, modern office building prominently positioned in the heart of Cherry Creek
- 28,625 RSF across three (3) full floors available for lease
- Exceptional natural light, mountain views, floor to ceiling glass, high ceilings, and an attached parking garage
- Unbeatable location with immediate access to more than 90 restaurants, shopping, fitness, spas, and much more
- Building signage with prominent 1st Avenue visibility
- Parking available at \$150/month per unreserved space and \$200/month per reserved space

Property Facts

Available SF:	9,498 - 28,625 RSF
Building Size:	38,913 SF
Parking Ratio:	3.00/1,000
Year Built / Renov.:	1982 / 2020

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Lease Rate: \$38.00/RSF NNN

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 Denver, CO 80202
 303 534 5005

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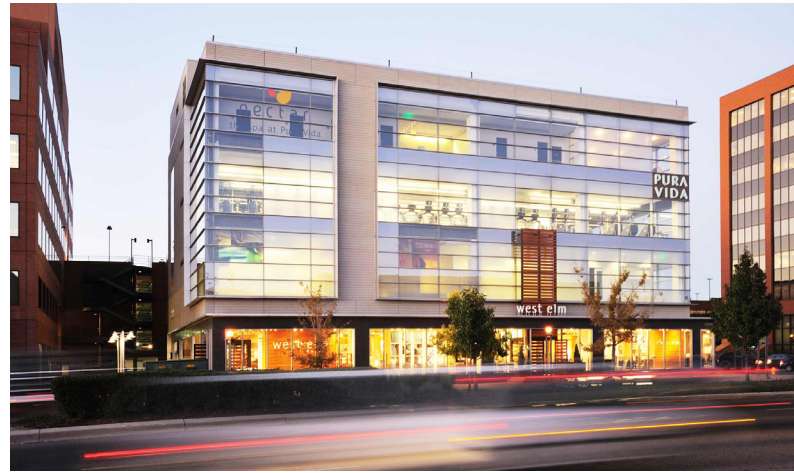
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