

Office For Sublease

2,539 SF - 36,795 SF
Loft-Style Office Building
with Rooftop Deck



938 Bannock Street

Denver, Colorado 80204

Property Overview

- Three (3) story 36,795 SF loft-style office building available for sublease in the heart of the Golden Triangle
- Available November 1, 2020 through July 31, 2025
- Modern finishes throughout, exposed brick & concrete, new furniture, and abundant natural light
- Large rooftop deck with unbeatable mountain & city views
- 60 parking spaces available for \$100/space/month
- Prominent, amenity-rich location surrounded by hotels, museums, restaurants, cafe's, parks and more
- Quick, easy access to Speer Blvd, Broadway, and 6th Ave

Lease Rate: \$24.00/SF NNN

Property Facts

Minimum Divisible	2,539 SF
Maximum Contiguous	36,795 SF
Sublease Thru:	July 31, 2025
*Operating Expenses:	\$4.55/SF

**Does not include property taxes*

For more information:

Dorit Makovsky Fischer

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Hayden Hirschfeld

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1400 Glenarm Place, Suite 100

Denver, CO 80202

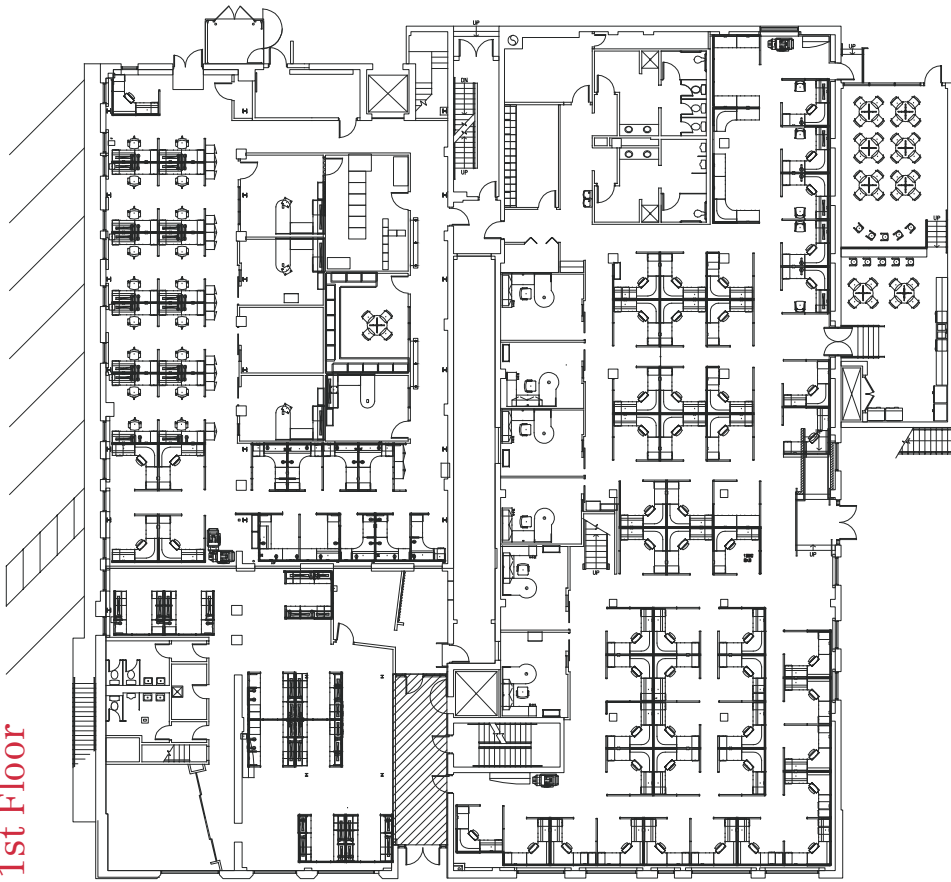
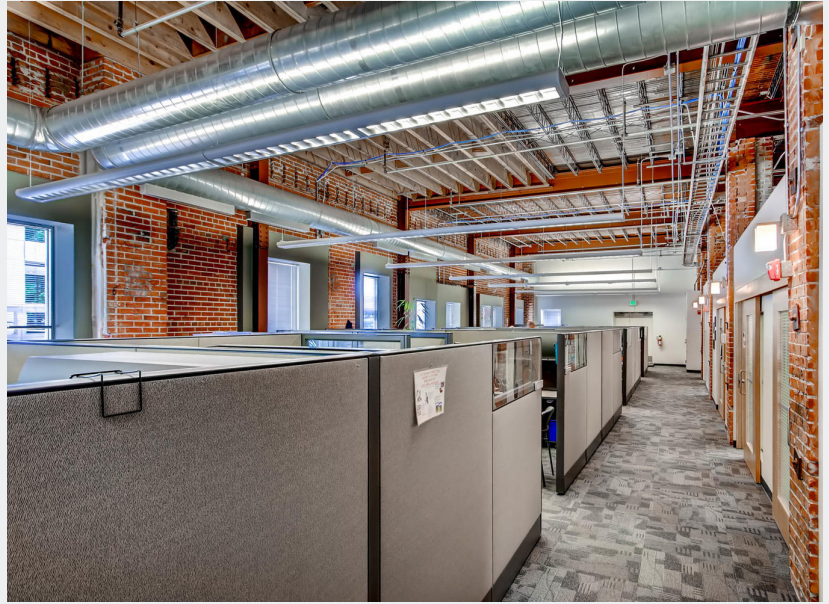
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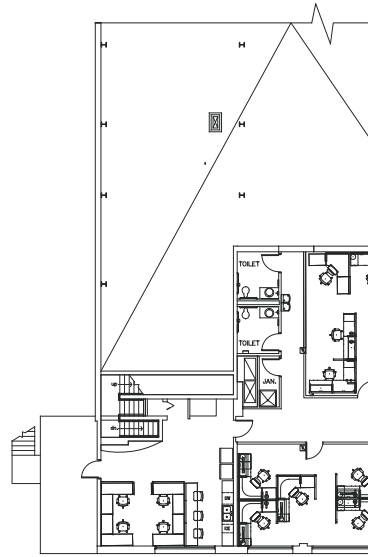
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1st Floor



2nd Floor

Availability

1st Floor

2nd Floor

3rd Floor

Garage

TOTAL

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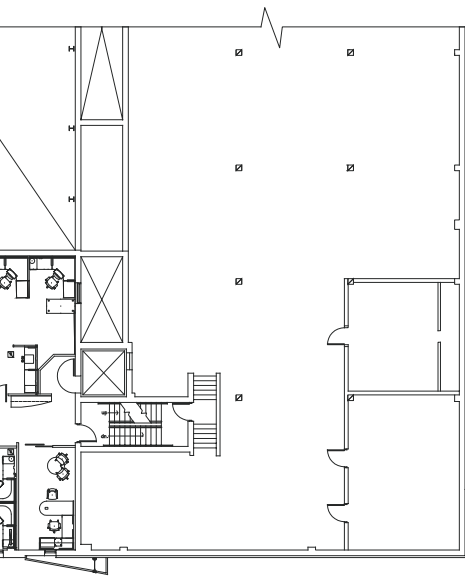
18,033 SF

2,539 SF

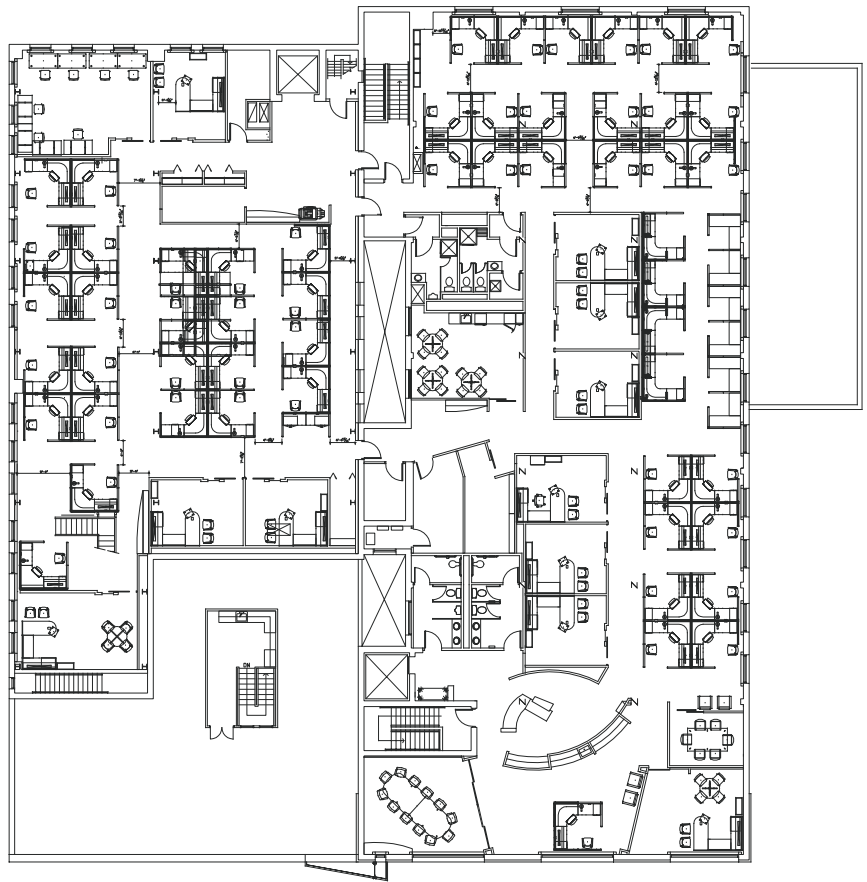
15,016 SF

1,208 SF

36,795 SF



3rd Floor



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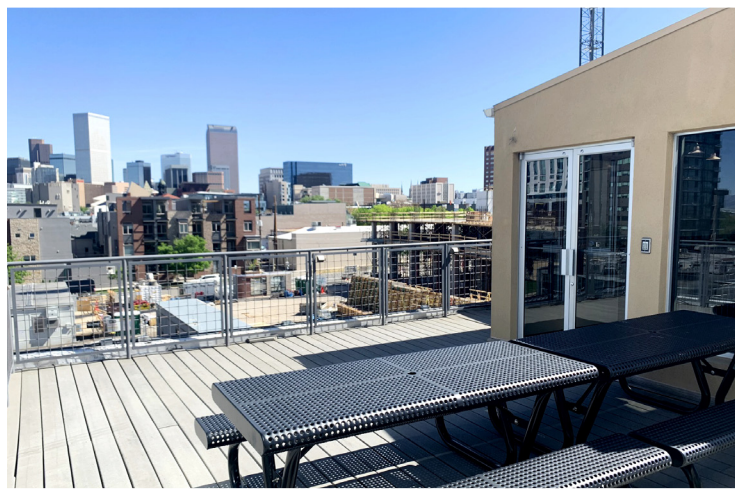
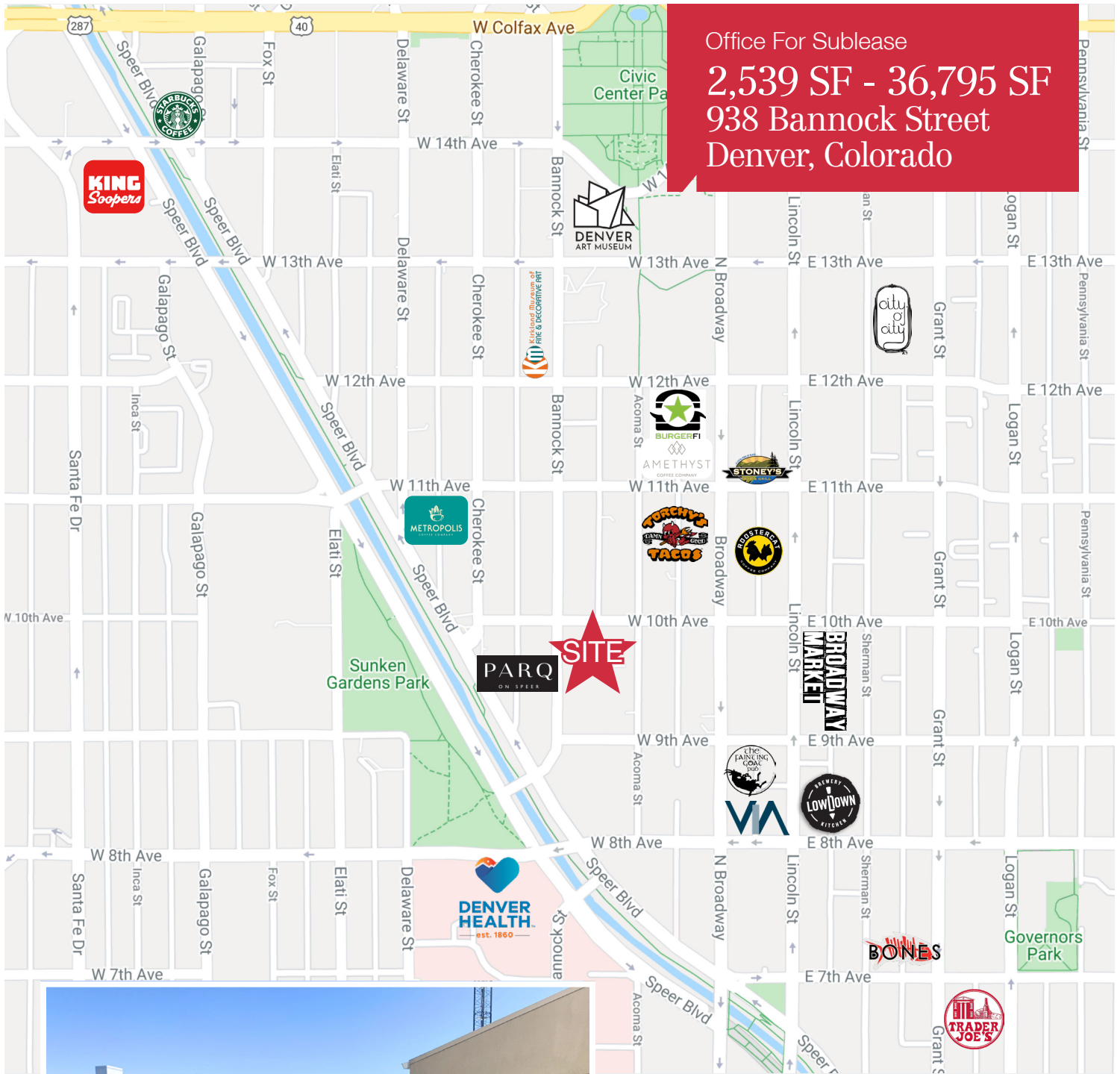
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