



## EXPO COLORADO

695 SOUTH COLORADO BLVD. | DENVER, CO 80246



# PRIME COLORADO BOULEVARD OFFICE LOCATION

## PROPERTY DESCRIPTION & AMENITIES

- Easy access to I-25 and Downtown Denver
- Excellent views
- Close proximity to hotels, restaurants and retail
- On-site storage
- Monument signage on Colorado Blvd
- Covered and off-street parking
- Upscale Cherry Creek demographics
- Skylights throughout the building



## AVAILABILITY

SUITE	SF	RATE/SF	DETAILS
150	1,308	\$23.00/SF	This space used to be a former jewelry store. With direct street access, the suite features one office, storage space and a large open area for your retail needs. Ideal space for a coffee shop, boutique and more!
250	1,292	\$25.00/SF	This 2nd floor suite features an open reception area, 3 private offices, restroom, and a breakroom.
390	579	\$24.00/SF	This 3rd floor suite has 2 private offices and an open reception/waiting area.
420	489	\$24.00/SF	This 4th floor suite has 1 private office with waiting room. Perfect for single office lawyer, therapists, wellness brand, and small business owner with 1-3 employees.

## BUILDING DETAILS: EXPO COLORADO

Address:	695 S. Colorado Blvd
City:	Denver
County:	Denver
Building Size:	47,069 SF
Number of Floors:	4 + garden level
Approx. Floor Plate:	16,548 SF
Year of Construction:	1982
Owner:	KEW Realty Corporation
Parking:	2.57:1000



## LOCATION



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Realty Corporation