



WELLS FARGO MONACO

1001 S. Monaco Parkway | Denver, CO 80246

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south
monaco
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CENTRAL LOCATION

PROPERTY DESCRIPTION & AMENITIES

- 2016 building renovation
- NEW contemporary finishes and features
- Upgraded common areas: entry, lobby, corridor and elevator
- Cool, eco-friendly design elements
- HVAC and other upgraded building systems for increased efficiency
- Exterior improvements: new landscaping and entrance
- Nearby Cherry Creek amenities
- Well-lit interior with natural light atrium
- Ample parking



AVAILABILITY

Suite	SF	Rate/SF	Details
101-102	2,003 - 4,291	\$20.00/NNN	Demisable former bank space. Built to suit, this space can be a retail or office suite with private offices and open floor plan.
240	1,278	\$17.00/SF	This corner suite offers a large reception area, 2 private offices, a generous sized conference room, and an area for either storage or a gallery.
310	2,285	\$17.00/SF	Corner top floor office suite with 4 private offices. Also includes conference room, kitchenette, and open space for workstations and/or reception area. This space can be contiguous (combined) with suite 350, for additional space.
350	1,566	\$17.00/SF	This top floor space is perfect for a growing team. This space is office intensive and includes 3 private offices, small reception area, storage space, kitchen/breakroom, and space for workstation. This space can be contiguous (combined) with suite 310 and 370, for additional space.

BUILDING DETAILS: *Wells Fargo Monaco*

Address: 1001 S. Monaco Street
 City: Denver
 County: Denver
 Building Size: 30,663 SF
 Number of Floors: 3
 Approx. Floor Plate: 9,681 SF
 Year of Construction: 1979
 Renovated: 2014
 Owner: KEW Realty Corporation
 Parking: 4:1000, 122 spaces



LOCATION



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