



For Lease

1301 Wazee Street, Unit 100

Denver, CO

RSF 8,647	RENTAL RATE \$28 - \$33 / SF NNN	EST. OPEX \$12.61 / SF
PARKING 6 on-site spaces	AMENITIES Showers + Gym	OTHER Signage opportunity



ABOUT THE BUILDING

Situated at the corner of Wazee Street and Speer Boulevard, directly across from Ball Arena, this unit occupies the ground floor of the historic Left Bank Lofts in Denver's vibrant LoDo neighborhood. The location offers excellent visibility along Speer Boulevard, immediate access to I-25, and abundant nearby parking. A wide range of dining, retail, and entertainment amenities are just steps away, creating a highly convenient and dynamic environment for employees.

Broker Team

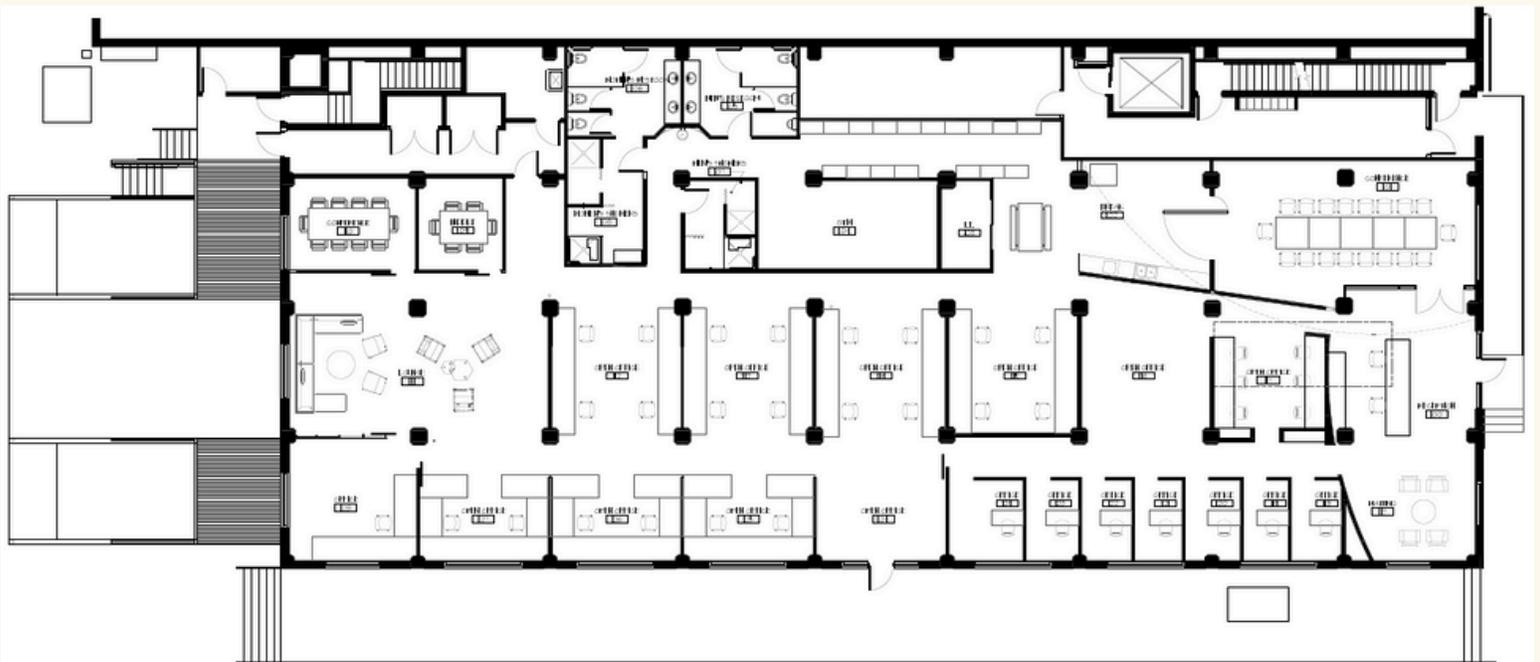
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ABOUT THE SPACE

- 18 Person Conference Room
- 10 Person Conference Room
- 6 Person Huddle
- 22 Workstations
- 1 Large Office
- 7 Small Offices
- Reception
- Kitchen/Breakroom
- Gym
- Restrooms in-suite with Showers
- Western Facing Patio
- Light & Bright Space
- Furniture Negotiable



Broker Team



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