

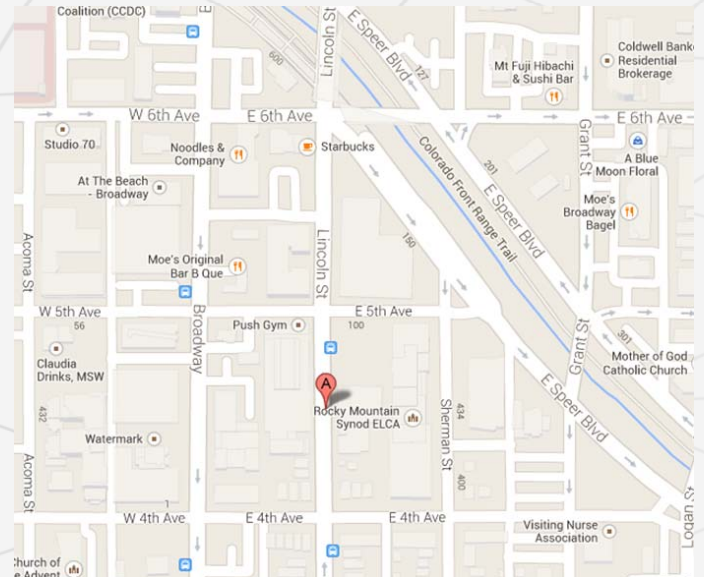
## FOR LEASE

450 Lincoln Street Denver, CO 80203

# 450 LINCOLN

## BUILDING DETAILS

|              |                      |
|--------------|----------------------|
| PROJECT SIZE | 12,340 SF            |
| LEASE RATE   | \$14.00 - 18.00 NNN  |
| OP EX - 2014 | \$7.65               |
| COUNTY       | Denver               |
| ZONING       | Office / Retail      |
| CITY         | Denver               |
| PARKING      | 24 off street spaces |
| AVAILABLE SF | 8,000 SF             |
| TI ALLOWANCE | Negotiable           |



## ADDITIONAL FEATURES

- ▶ Units Range from 800- 8,000 SF
- ▶ Customize Your Suite
- ▶ Local Ownership
- ▶ One edge of Capital Hill, Wash Park, Cherry Creek & Downtown



## DESCRIPTION

The building is a one story, multi-tenant office / retail building on Lincoln Street between 4th and 5th. It has a full basement which is very functional and provides exceptional storage capability. It sits on approximately .43 acres and has 24 off street parking spaces for Tenant use and offers great visibility for northbound traffic on Lincoln Street. The site boasts high traffic counts of 28,500 vehicles per day and is located near numerous restaurants and retailers such as Il Vicino, Chipotle Grill, Starbucks, Moe's BBQ and Sonoda's.



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