

# 938 BANNOCK

DENVER, COLORADO

## OFFICE SPACE FOR LEASE

Central Denver  
location in the  
heart of the Golden  
Triangle

<b>BUILDING SIZE</b>	5,617/RSF
<b>SPACE AVAILABLE</b>	Suite 200 2,602/RSF
<b>LEASE RATE</b>	\$19.00 - \$20.00/RSF
<b>MODIFIED GROSS</b>	Base year for CAM, taxes & insurance Tenant contracts directly for utilities and janitorial
<b>PARKING</b>	3:1,000/RSF @ \$75.00/stall/month
<b>TI ALLOWANCE</b>	Negotiable
<b>FEATURES</b>	<ul style="list-style-type: none"><li>• High image space with prominent building signage</li><li>• Dedicated HVAC system under tenant control</li></ul>



### FOR MORE INFORMATION CONTACT:

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**CBRE**  
CB RICHARD ELLIS

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- RESTAURANTS**
1. Arby's
  2. Taste of Philly
  3. Luciano's Pizza
  4. Moontime Bar and Grill
  5. Jersey Mike's Subs
  6. Kukoro Japanese Food
  7. Burger King
  8. Starbucks
  9. Daphnes Greek Café
  10. Quizzo's Subs
  11. Jamba Juice
  12. Chipotle
  13. Noodles and Company
  14. Dependable Cleaners
  15. Sir Speedy
  16. Scooter Jo's Coffee
  17. Funky Buddah Lounge
  18. Le Central French Restaurant
  19. Armidas Mexican Lounge
  20. Opal American Restaurant
  21. Marni's Seafood/Steak
  22. Deli Zone
  23. Dolce Vita Ristorante
  24. Spicky Pickle Sub Shop
  25. Nine 75 Restaurant
  26. Andrew's Pub
  27. Apple Spice Junction
  28. La Rumba Restaurant and Bar
  29. Attivo Pizza