

# MILE HIGH BANK BUILDING

3650 EAST 1ST AVENUE DENVER, CO  
3RD FLOOR PENTHOUSE - BUILDING SIGNAGE POSSIBLE!

## BUILDING FEATURES:

- BEAUTIFUL, UPGRADED, NEW CONSTRUCTION FEATURING STONE, STUCCO AND SOPHISTICATED ITALIANATE ARCHITECTURAL DETAILS
- CLASS A FINISHES INCLUDING ULLA DARNI LIGHTING
- 24/7 HVAC SERVICE
- EAST AND WEST FACING TOP FLOOR BALCONIES
- RAPID TRANSIT STOP ON SITE
- ON-SITE/COVERED/RESERVED PARKING
- MONUMENT SIGNAGE
- PROFESSIONALLY OWNED AND MANAGED



**GREAT CHERRY CREEK LOCATION!**

## EXCELLENT CHERRY CREEK LEASING OPPORTUNITY!

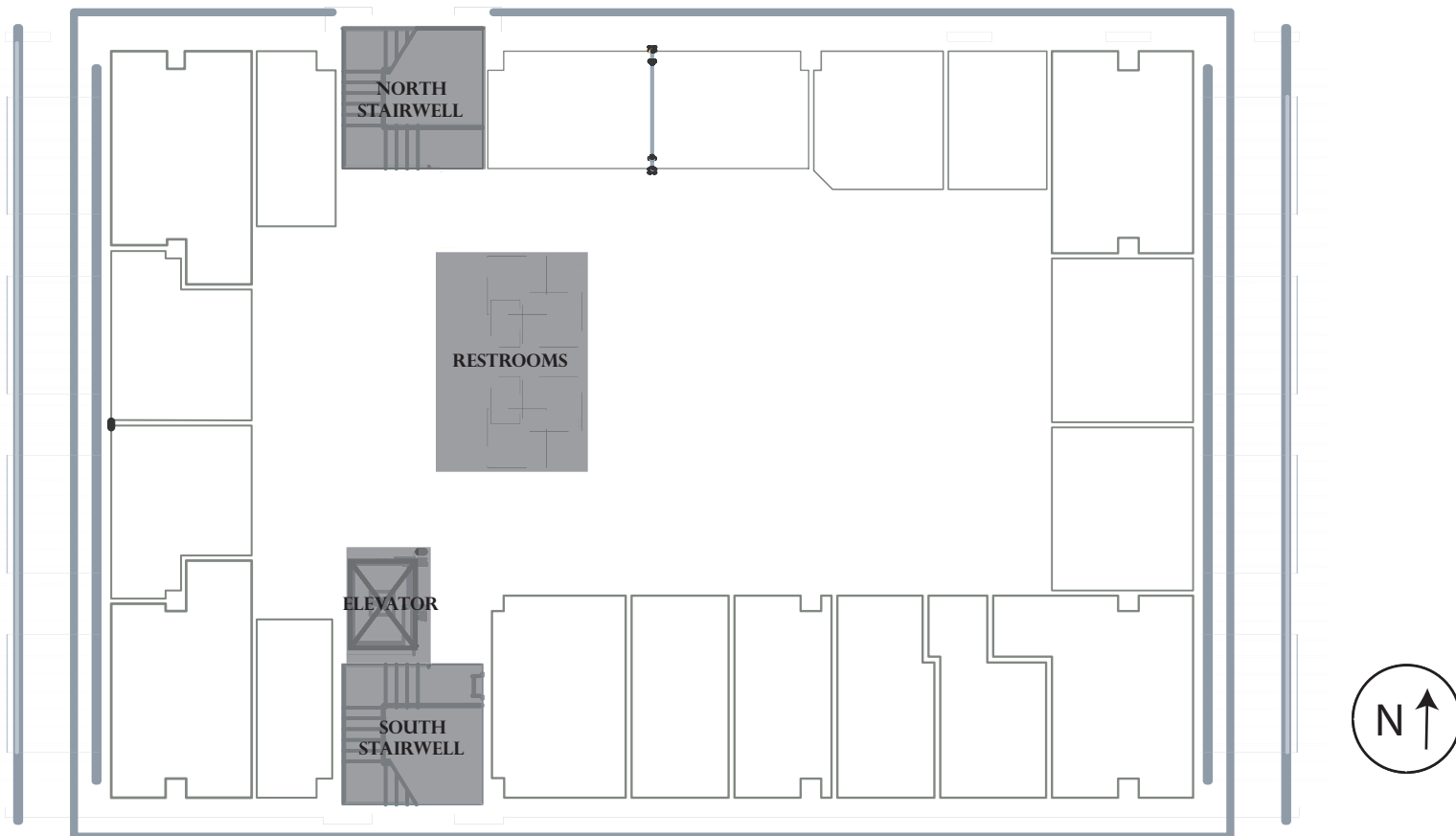
- ▶ ±5,808 SF AVAILABLE FOR IMMEDIATE OCCUPANCY (DIVISIBLE TO ±2,553 SF OR ±3,255 SF)
- ▶ \$32.00 - \$35.00/RSF - FULL SERVICE GROSS
- ▶ TERM - 5 YEARS OR LONGER
- ▶ 2.0 : 1,000 COVERED PARKING RATIO; \$65.00/SPACE/MONTH
- ▶ MONUMENT SIGNAGE AVAILABLE
- ▶ BUILDING SIGNAGE POSSIBLE



# MILE HIGH BANK BUILDING

3650 EAST 1ST AVENUE DENVER, CO  
3RD FLOOR PENTHOUSE

HIGH QUALITY, TOP FLOOR OFFICE SPACE



(SAMPLE FLOOR PLAN; SPACE IS BUILD-OUT READY FOR DESIGN AND CONSTRUCTION)

## SUITE FEATURES:

- RARE FULL FLOOR OPTION FOR ±5,808 SF USER
- PENTHOUSE IDENTITY
- OUTDOOR BALCONIES
- BUILD OUT READY OPEN FLOORPLATE

## FOR INFORMATION, CONTACT:

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