

OFFICE/RETAIL FOR LEASE

450 Lincoln Street, Denver, CO

CENTRAL LOCATION WITH FREE PARKING**Suite 103****Suite 104**Click or
Scan For
More Info**BUILDING DETAILS**

AVAILABLE	1,963 – 4,109 SF
RENT:	\$18.00 NNN
EXPENSES:	\$12.05 includes utilities
AVAILABLE:	Now
LEASE TERMS:	Flexible
TI ALLOWANCE:	Negotiable

**HIGHLIGHTS**

- ▶ High Ceilings and Good Natural Light
- ▶ Multiple Suites Available
- ▶ In-suite Kitchenettes
- ▶ Great Visibility and Signage
- ▶ Basement Storage Available

**DESCRIPTION**

Modern building in the heart of Denver! Conveniently located, it boasts easy access to downtown amenities while providing the luxury of free on-site parking—a rarity in this bustling area. With its high ceilings and versatile layouts, this building offers endless possibilities to accommodate your company's unique needs. Enjoy exceptional visibility and signage opportunities, ensuring your business stands out in the thriving Denver landscape. Schedule a tour today and secure your place in Denver's vibrant business community!



Laura Frenkel

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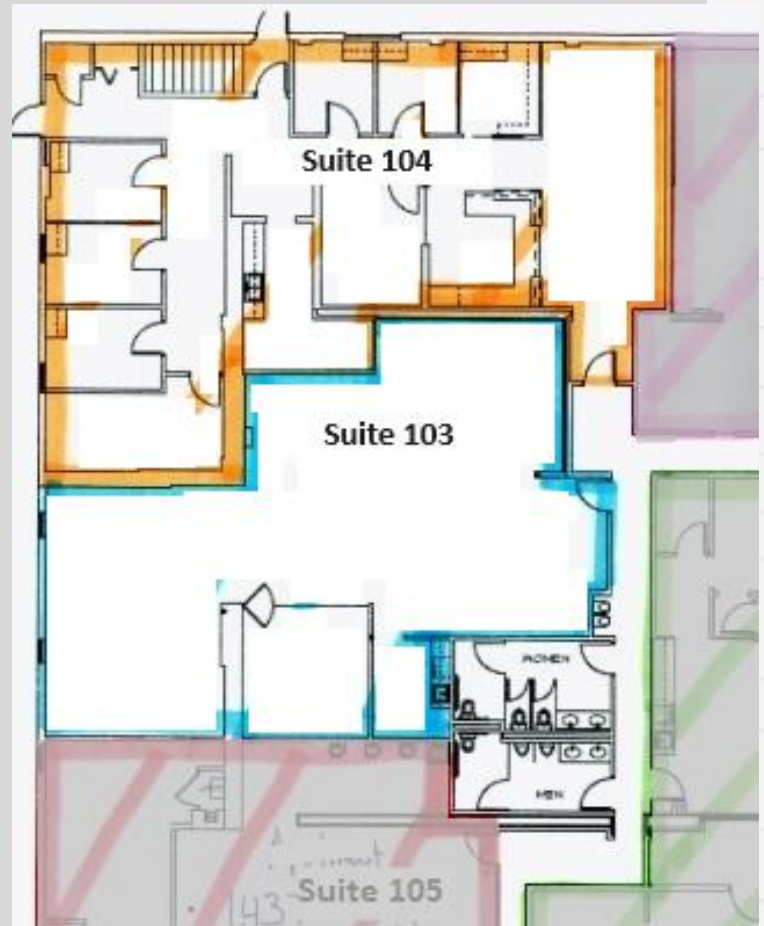
FLOOR PLAN

Suite 104:

- 2,146 SF
- \$5,365 per month including utilities
- Great medical office or spa
- 8 private offices with sinks, kitchen, reception, and waiting area
- Basement storage access

Suite 103:

- 1,963 SF
- \$4,900 per month including utilities
- Conference Room and Kitchenette
- High Ceilings and Wood Flooring



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