

1890 WYNKOOP STREET

CBRE

DENVER, CO 80202



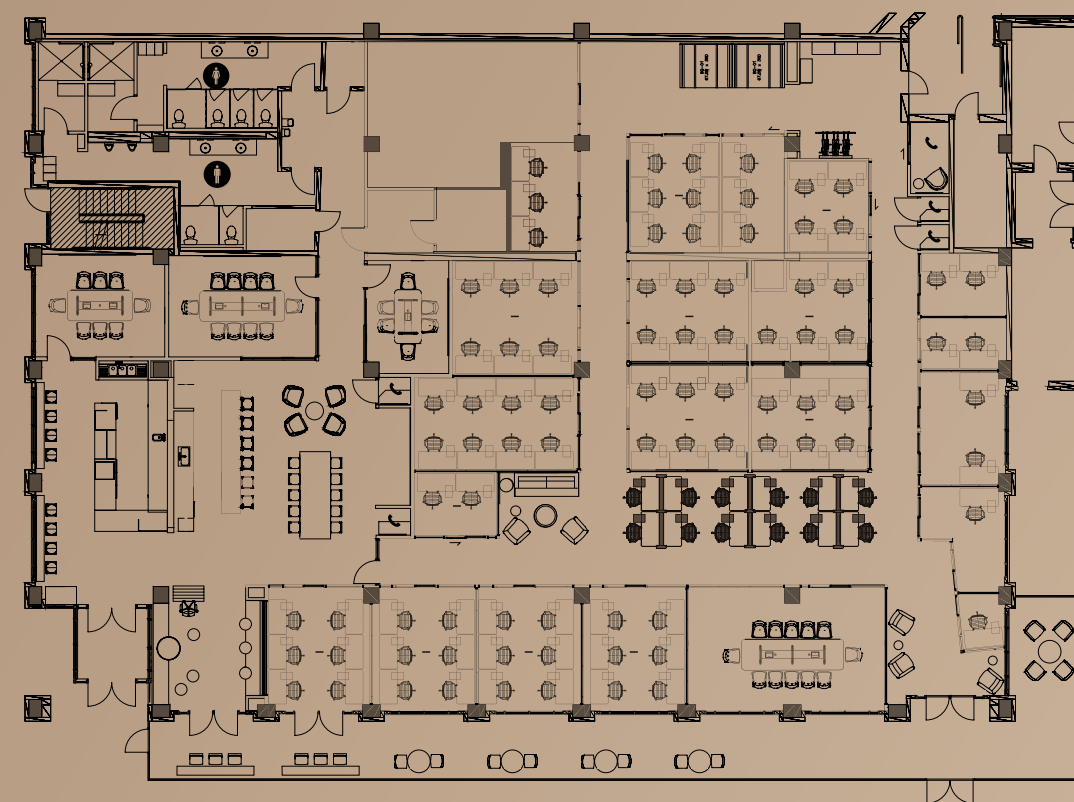


THE DOWNLOAD.

- 11,200 SF
- Plug & Play
- \$35.00 NNN
- \$16.61 Operating Expenses & Taxes
- Single-Tenant, Ground-Floor Opportunity
- Visibility from 8,600 Cars Per Day
- Directly adjacent to McGregor Square
- One (1) 1,000-Amp, 3-Phase, 4-Wire Main Panel and Seven (7) 120/208-Volt, 3-Phase Subpanels



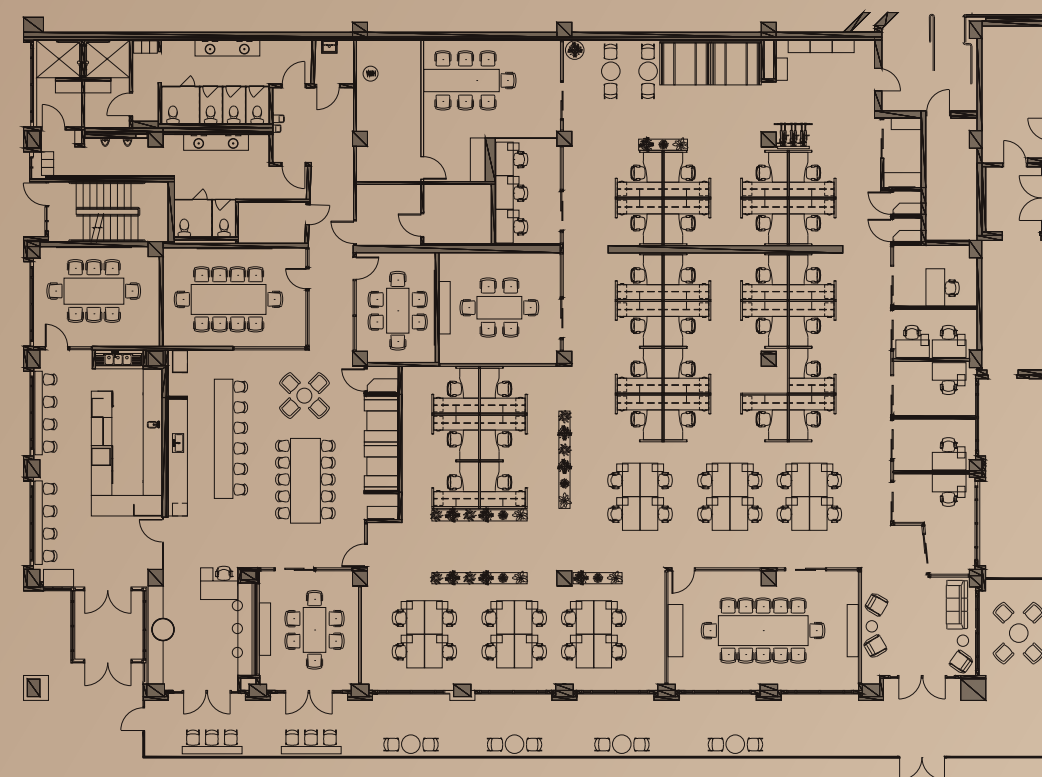
11,200 SF.



AS-BUILT

- Accommodates 99 Employees
- 4 Conference Rooms
- 5 Phone Rooms
- Storage
- Private Restrooms
- Collaboration Areas
- Cafe with Espresso Bar
- Kitchen with Break Area
- Outdoor Patio

HYPOTHETICAL SPEC SUITE



- Accommodates 63 Employees
- Open Work Areas
- 3 Conference Rooms
- 4 Huddle Rooms
- 5 Phone Rooms
- 4 Private Offices
- 2 Shared Offices
- Storage
- Lounge
- Private Restrooms
- Cafe with Espresso Bar
- Kitchen with Break Area
- Outdoor Patio

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