

101 UNIVERSITY BOULEVARD

Denver, CO



Area Amenities

- Convenient access to I-25 via University Boulevard and Downtown Denver via 1st Avenue
- Walking distance to Cherry Creek North shopping and dining amenities
- Close proximity to the Denver Country Club
- Across the street from Whole Foods!



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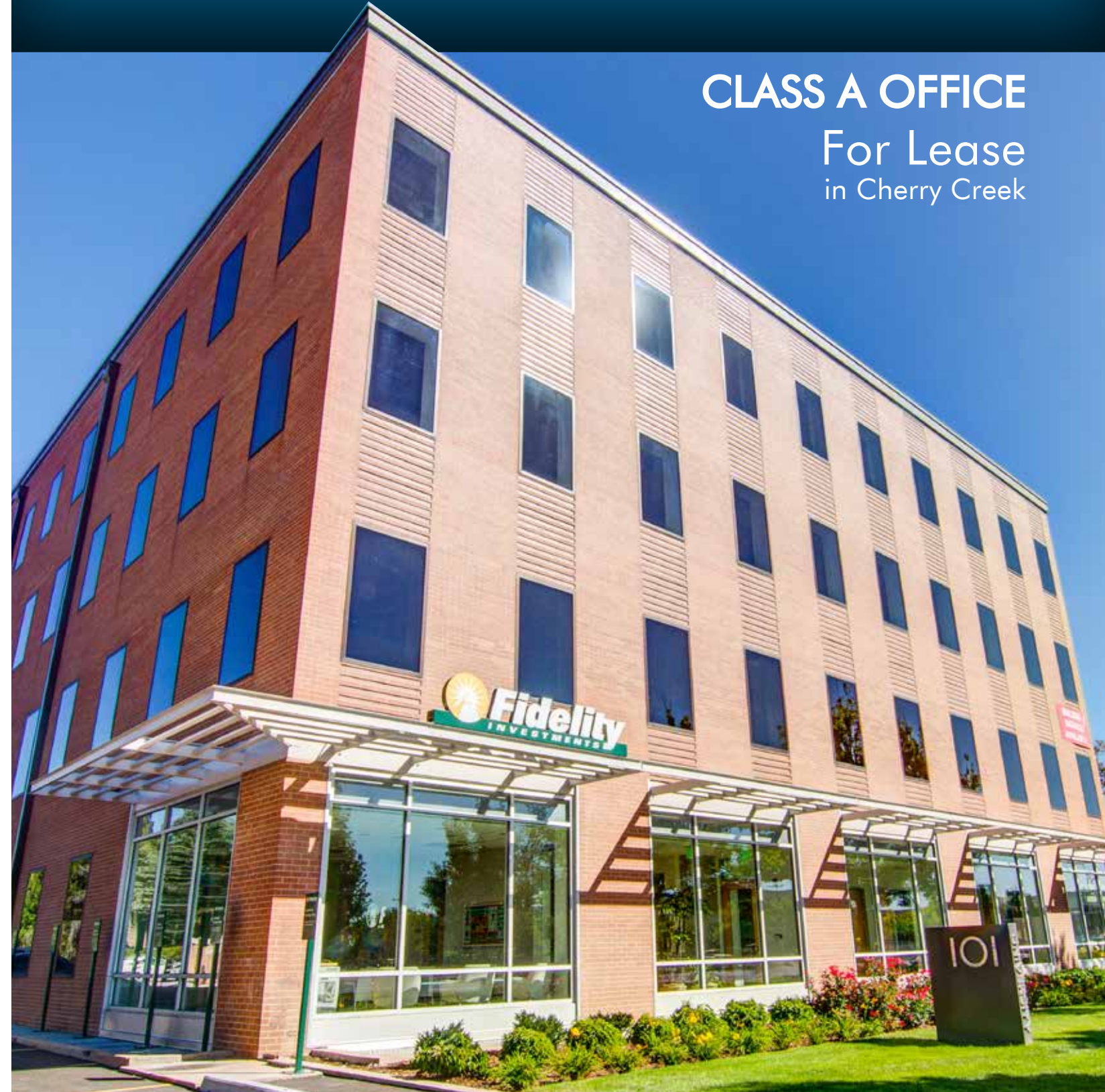
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101 UNIVERSITY BOULEVARD

CLASS A OFFICE
For Lease
in Cherry Creek



Proudly Owned and Managed by:



Proudly Leased and Marketed by:



101 UNIVERSITY BOULEVARD

OFFICE SPACE FOR LEASE



Property Highlights:

- **Building Type:** Class A Office
- **Total Building RBA:** 50,088 RSF
- **Stories:** Four (4) plus the lower level space
- **Typical Floor Plate:** 12,512 RSF
- **Parking Ratio:** 2.5/1,000 SF (Covered and Surface)
 - Covered Reserved: \$100.00/Month
 - Covered Unreserved: \$75.00/Month
 - Surface Parking: \$65.00/Month
- **Year of Construction:** 1970
- **Year of Renovation:** 2012/2013



Available Now

- Suite 480** 1,312 RSF (Spec Suite)
- Suite 330** 2,908 RSF (Spec Suite)
- Suite 220** 1,794 RSF (Available Now)

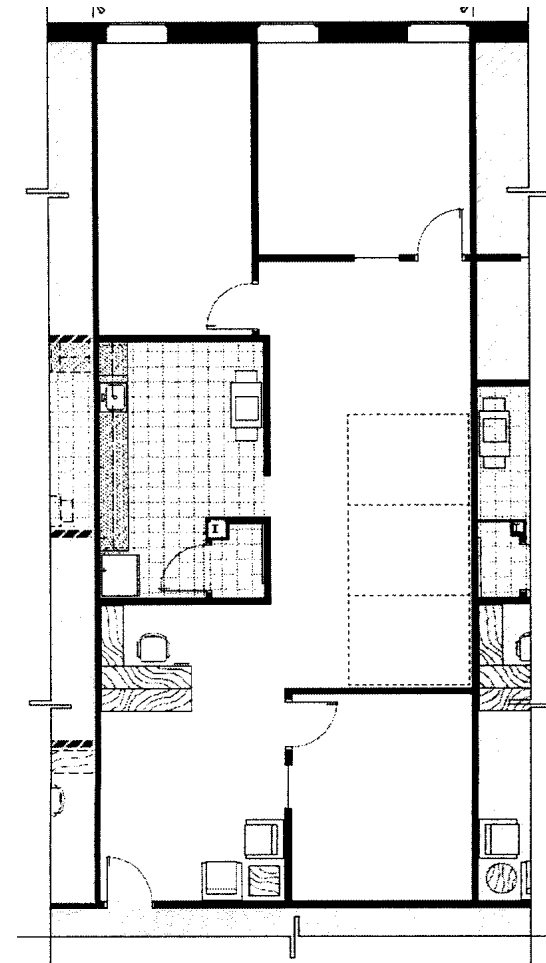
Lease Rates: \$33.00 - \$34.00 FSG

Building Features:

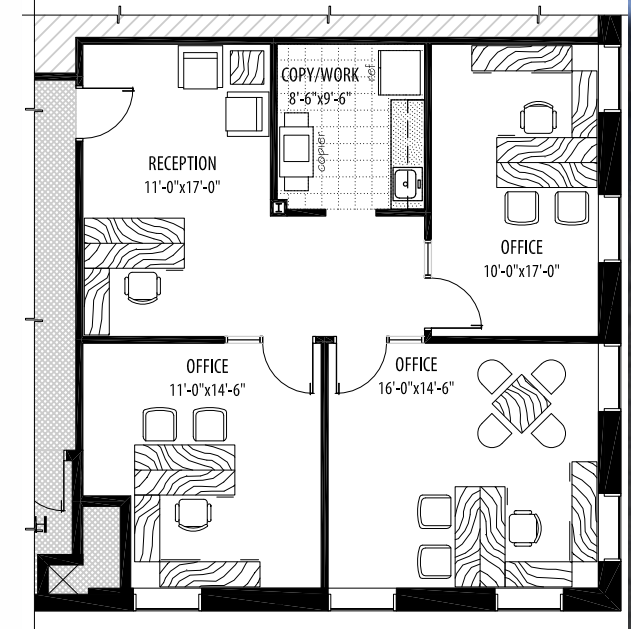
- Covered and surface parking available
- Common area renovations recently completed
- On-site storage availability
- Secure 24/7 card key access
- Free visitor/guest parking

Recent Renovations Include:

- New lobby and common area finishes
- Upgraded energy efficient mechanical and electrical systems
- Elevator modernization program including cab renovations
- Upgraded restroom finishes
- Exterior landscaping and pedestrian area improvements including a covered walk-way
- Parking structure enhancements



Suite 220
1,794 RSF



Suite 480
1,312 RSF

Suite 330
2,908 RSF

