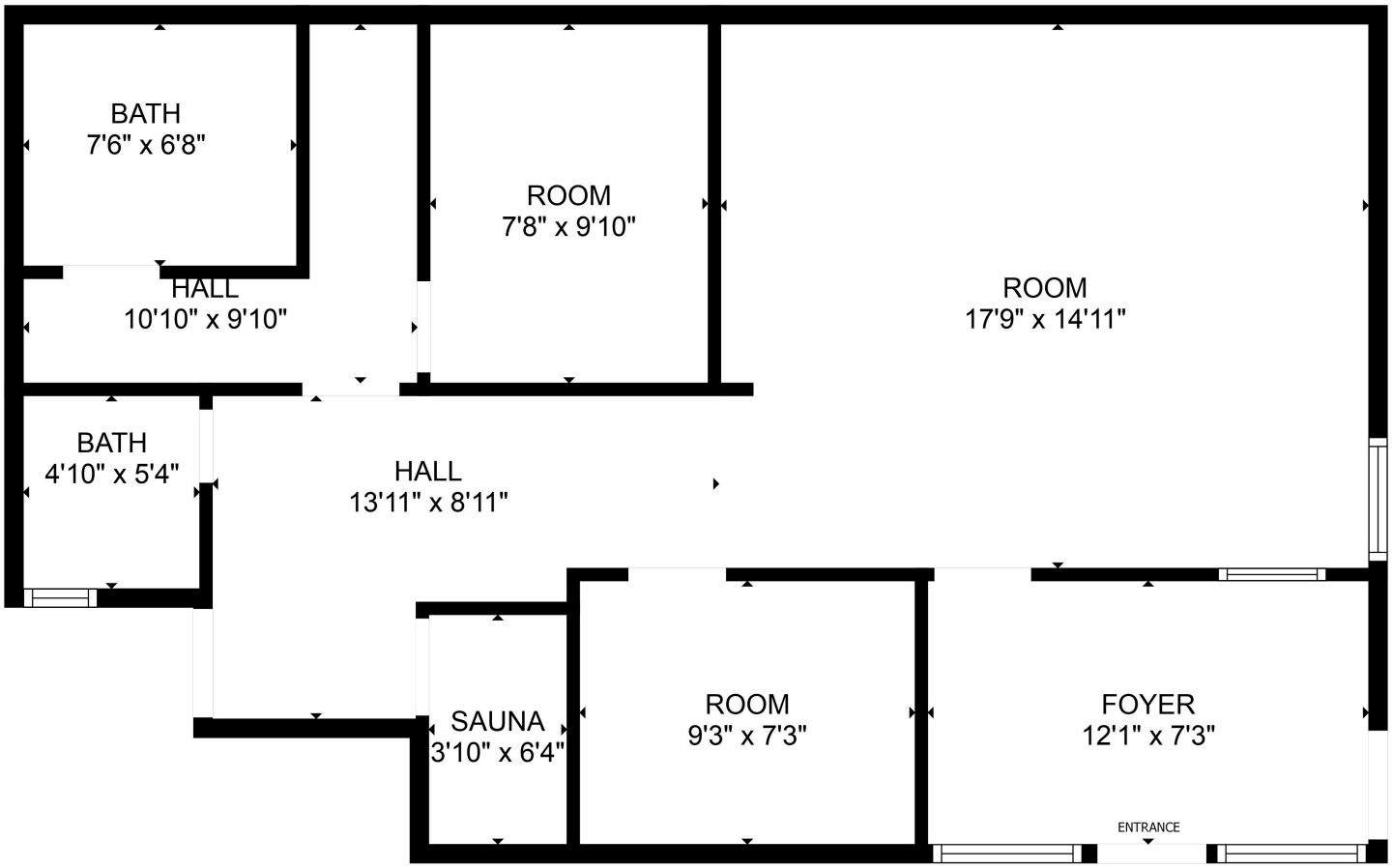
FLOOR PLAN



SUITE / UNIT	SQUARE FEET	BASE RATE	CAM (EST. 2026)	LEASE TYPE	TERM	ESCALATION	MONTHLY (ALL-IN)
A1	853 SF	$9.00 / SF	$2.40 / SF	Modified Gross	1 / Yr	3% / Yr	$810

Front building; multi-room layout with foyer, two restrooms, interior sauna room. Delivered in as-is condition.

FOR MARKETING PURPOSES ONLY. DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD-OUT.

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

SCOTT L. FISCHER SENIOR BROKER · UNIQUE PROPERTIES, INC.

C: 303.882.8622 · sfischer@uniqueprop.com · 400 S Broadway, Denver, CO 80209 · cproperty.com · uniqueprop.com · Lic. #: 040037381