

# 1610 GARDEN OF THE GODS



## FOR LEASE

**4,377 SF OF OFFICE/FLEX  
FROM \$10.50 NNN YEAR 1**

**RECENT IMPROVEMENTS**



## Office/Flex

- HIGH CEILINGS
- EXPOSED DUCTWORK
- ABUNDANT GLASS
- OPEN LANDSCAPE
- PRIVATE OFFICE
- CONFERENCE ROOM
- FROM \$10.50 NNN YEAR 1

**CORE**  
COMMERCIAL  
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## LOCATION

North side of Garden of the Gods, W of Centennial

## ZONING

PIP 1 HS

## AVAILABLE SPACE

4,377

## BUILDING

91,440 SF- Built in 1979

## CONSTRUCTION

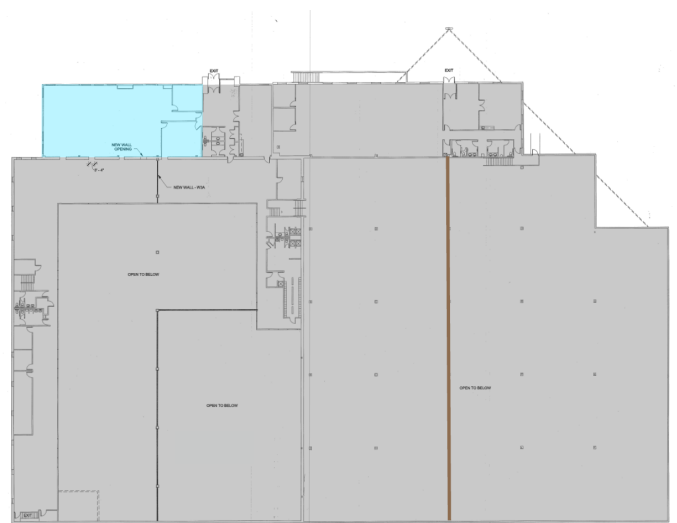
Metal/Concrete Panels

## LEASE RATE

From \$10.50 NNN Year 1

## EXPENSES

\$1.85/SF excluding utilities and in-suite janitorial



FOR MORE INFORMATION, PLEASE CONTACT:



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