

Galleria Towers | Office Now Available for Assignment or Sub Lease

720 S Colorado Blvd, Suite 1120 N, Denver, Colorado 80246



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Office Suite Now Available for Assignment or Sub Lease

*With Spectacular 11th Floor Views
in Denver's Acclaimed
Galleria Office Towers Building*

Within the highly recognizable **Galleria Office Towers** building is a newly available **1,701 sf office suite** for assignment or sub lease on the eleventh floor facing spectacular northwest views. Interestingly, the Galleria's majestic huge mezzanine as well as its wide hallways on each floor makes this building a safe haven for those potential clientele and employees who may still worry about covid issues. This **Plug and Play space** with private offices and conference room is in an ideal Cherry Creek location for any business seeking new directions.

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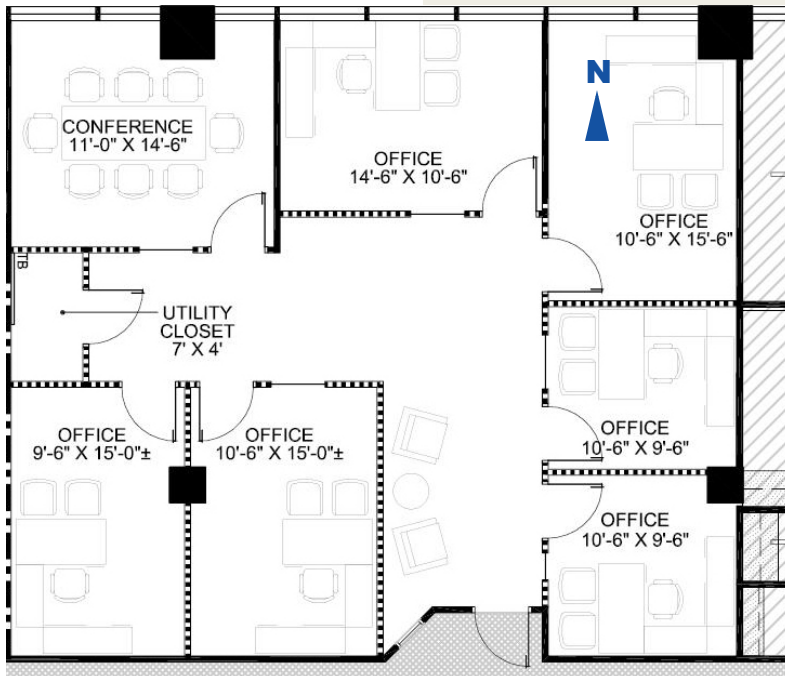
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Spectacular views from north facing offices

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LEASING SUMMARY (this property)

Base Annual Rent: \$22.00 - \$25.75 psf

Office space available: 1,701 sf

Building Class: B

Parking: 4 unreserved covered spaces at \$70/mo ea

Term: Lease expires May 31, 2025

PROPERTY HIGHLIGHTS

- New build-out within last two years
- Plug & Play with option to purchase all furniture
- Multiple private offices with great views
- Conference room in the office suite
- Four covered parking spaces at \$70/mo each
- Great location on Colo Blvd near Cherry Creek

BUILDING AMENITIES

- Large conference rooms
- Cafe on-site
- More covered parking
- Gym access
- Security

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About the Galleria Office Towers building

Since its first year of 1975, Galleria has been a familiar sight to many in the Denver markets, all fully aware of this attractive gold-toned, reflective glass set of towers. Easy access from Colorado Blvd, South Cherry Creek Drive, and I-25 as well as the building's on-site conference facilities, health club, covered on-site parking, deli and numerous retail and restaurant venues nearby makes this building an easy-to-remember anchor to the myriad of businesses that have been tenants here throughout all the many decades.

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*Please don't hesitate to give one of our talented brokers a call to find out more about this unique **Plug & Play** opportunity that has recently opened up in your favor. Thank you.*

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