

# T3 OFFICES

3500 Blake St, Denver, CO 80205, USA

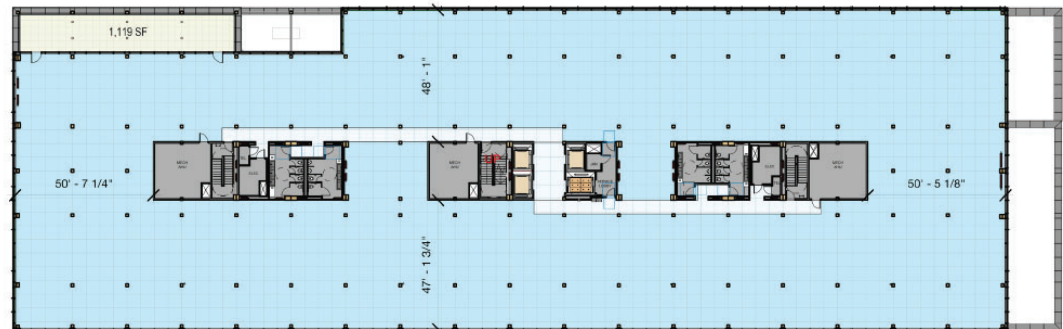


## — Building Information

Class	A
Year Built	2023
Landlord	Hines
Building Size	238,726 RSF
Floors	6
Floors Plate Size	39,788 RSF
Parking Ratio	1.61 Per 1,000 RSF
Parking Type	Garage
Parking Cost	\$225 Unres.



**LEVEL 6**  
**44,293 RSF**



## — Suite Information

Suite	Large Block 1-6
Floor	1st
RSF	213,711 RSF
Annual Cost (per RSF)	\$40.00 Base \$17.00 OPEX \$57.00 Gross
Condition	1st Generation
Avail. Type	Construction
Avail. Date	10/29/2023

## — Comments

- Scheduled to deliver in Q4 of 2023
- Entire building can be made available
- Aiming to be LEED Platinum and Well certified
- Construction is CTL