

## OFFICE FOR LEASE

**BUILDING  
NAMING  
RIGHTS**

**SIGNAGE AND  
DRIVE-THROUGH**



# WELLS FARGO BUILDING

3333 S. BANNOCK, ENGLEWOOD, CO 80110

### HIGHLIGHTS

- Located in the heart of the Englewood City Center.
- RTD Englewood Station and Park-N-Ride within walking distance.
- 24 hour access in a secure building with locking doors and elevators after business hours.
- Building amenities include fitness center with locker rooms, free to tenants; conference rooms, on-site storage and abundant parking.
- Beauty Blade (plastic surgeons) and Body in Progress (pilates/gyrotonics) are other retail tenants.
- Great views of Downtown Denver and the mountains.
- Swedish Medical Center is directly east of building.
- Easily accessible by I-25, Highway 285 & 85 (Santa Fe Drive) and Federal Blvd. (88).

### FIRST FLOOR RETAIL

**10,312 Square Feet (approx.)**

**\$25.00 - \$30.00 Per Square Foot  
Modified Gross Lease Rate**

**Divisible to 4,000 square feet**

**Available Approximately 4/1/24**

### PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	90,000	SITE SIZE	1.744 acres
YOC	1969	PARKING	Surface
MATERIALS	Reinforced Concrete	ZONING	Commercial General Office

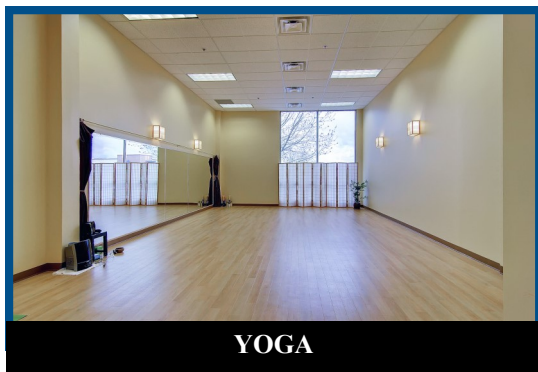
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6565 S. Dayton St., Suite 3000,  
Greenwood Village, CO 80111

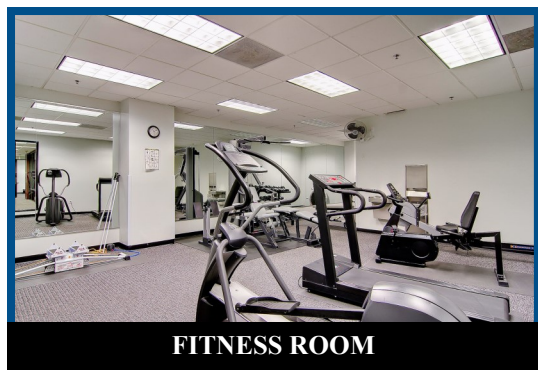
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**YOGA**



**FITNESS ROOM**

**Walkability Score**

**91 out of 100 - A walker's paradise!**

**Walk to numerous stores—  
Walmart, Hobby Lobby, bookstores,  
MJ Design jewelers.**

**Restaurants include Country Buffet, Café 180,  
Moe's BBQ, Smashburger, Fireside Books and  
Coffee, Casual Lounge Bar, Starbucks**

**Traffic Counts**

**Hampden east of Broadway is traveled by  
62,291 vehicles per day.**

**Broadway south of Hampden is traveled by  
33,581 vehicles per day.**

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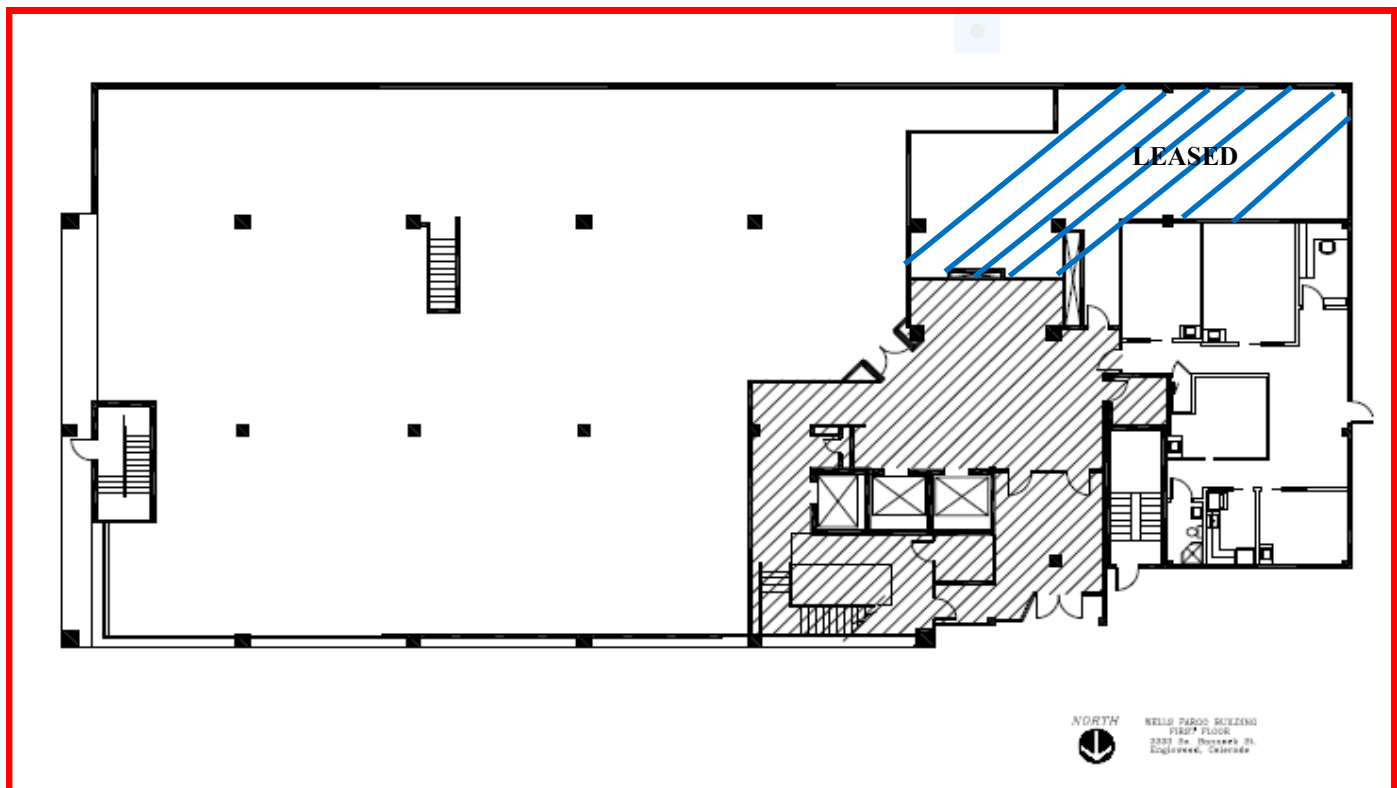
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**\$25.00 - \$30.00 PSF Modified Gross**

**First Floor  
Former Bank Space  
10,312 SF (approximate)  
Divisible to 4,000 square feet**

**Additional space available for large tenant.  
Signage opportunities.  
Building Naming rights.**



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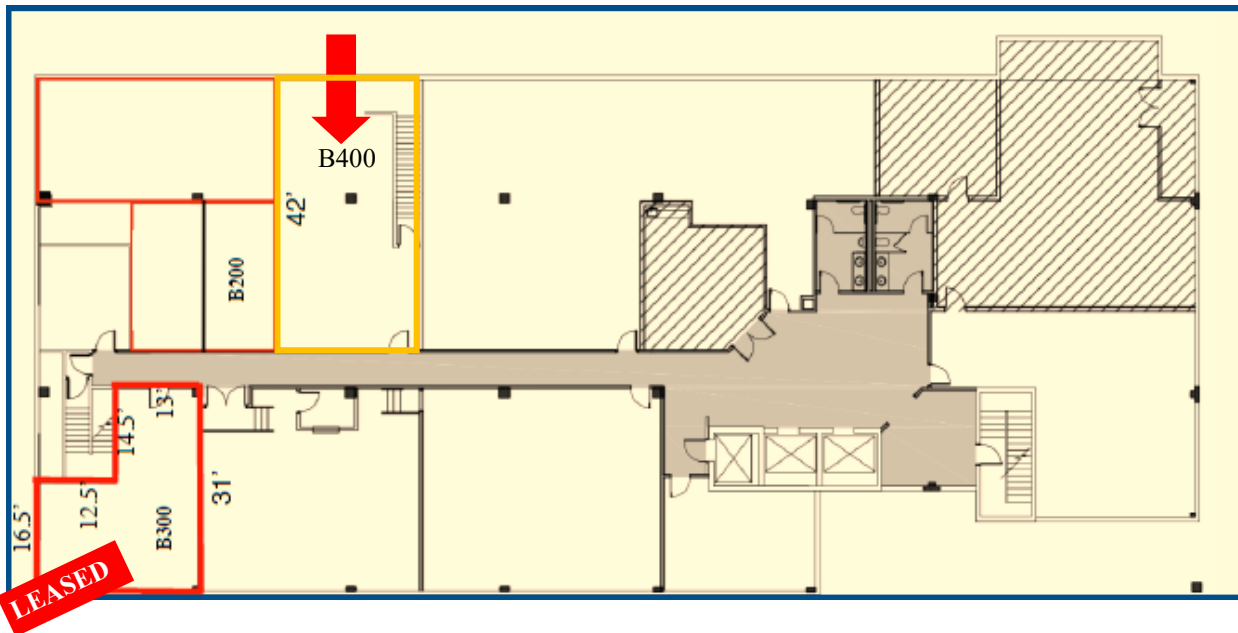
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**\$11-\$13.00 PSF Full Service**

**Suite B200  
1,336 sf—3 large open spaces  
(Can combine with B400)**

**Built out basement space with high  
ceilings, nice finishes,  
private entrance.  
Would also be perfect for a call center.  
Conference room off of elevator.**



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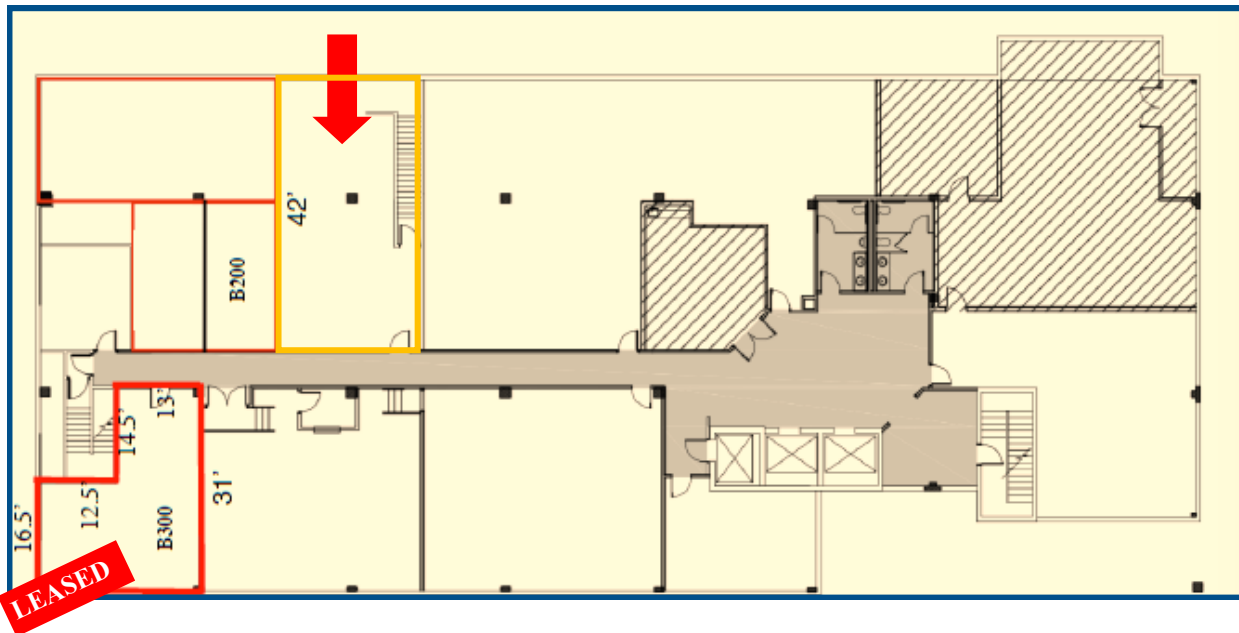
**\$11-\$13.00 PSF Full Service**

**Suite B400  
881 sf (can combine with B200)**

**Large open space—large storage**

**Built out basement space with high  
ceilings, nice finishes,  
private entrance.**

**Would also be perfect for a call center.  
Conference room off of elevator.**



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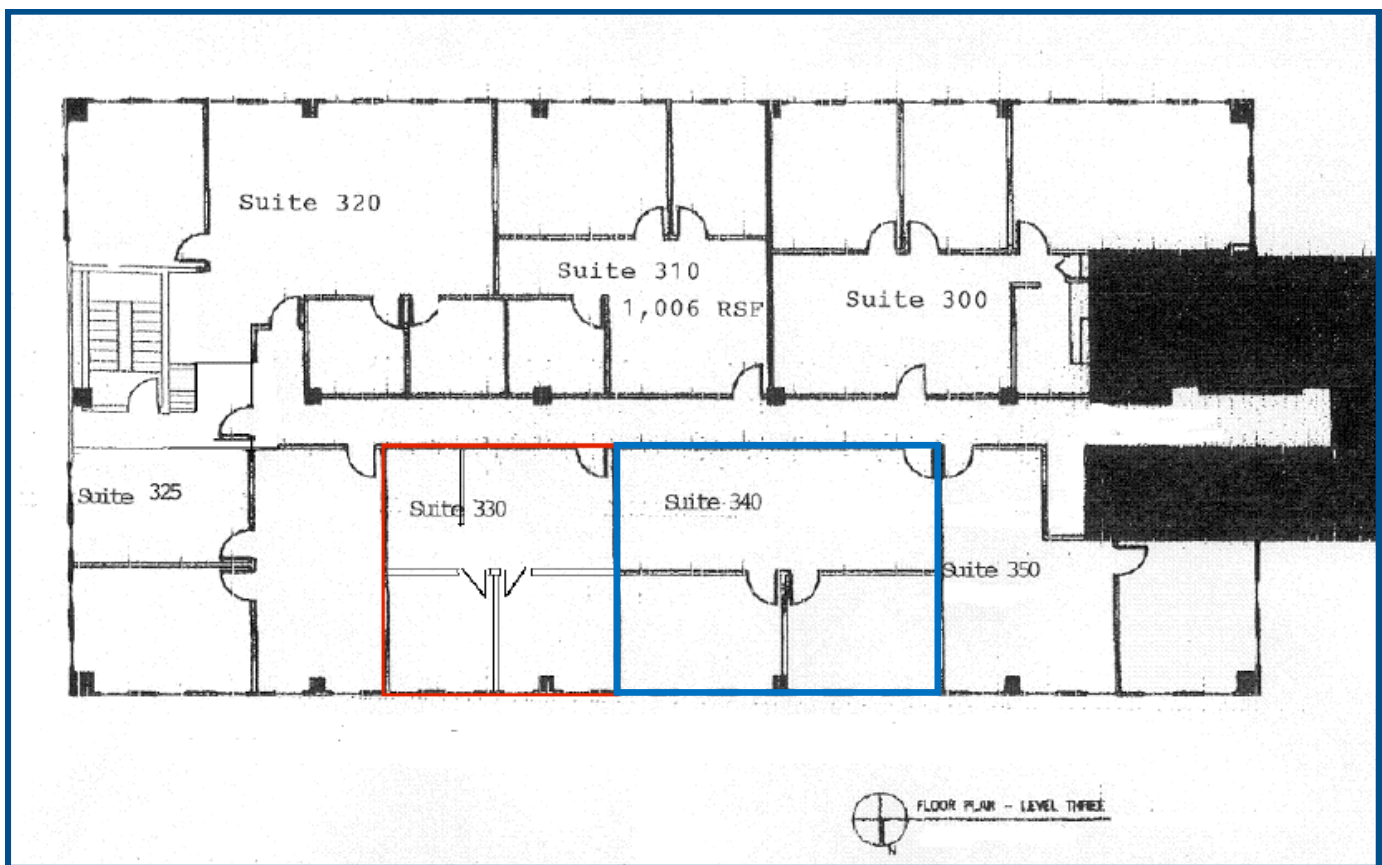


**\$19.00—\$21.00 Full Service Rate**

**Full service lease rate—all expenses included**

**Suite 340  
692 square feet**

**Reception, two offices = data company  
wants to sublease space**



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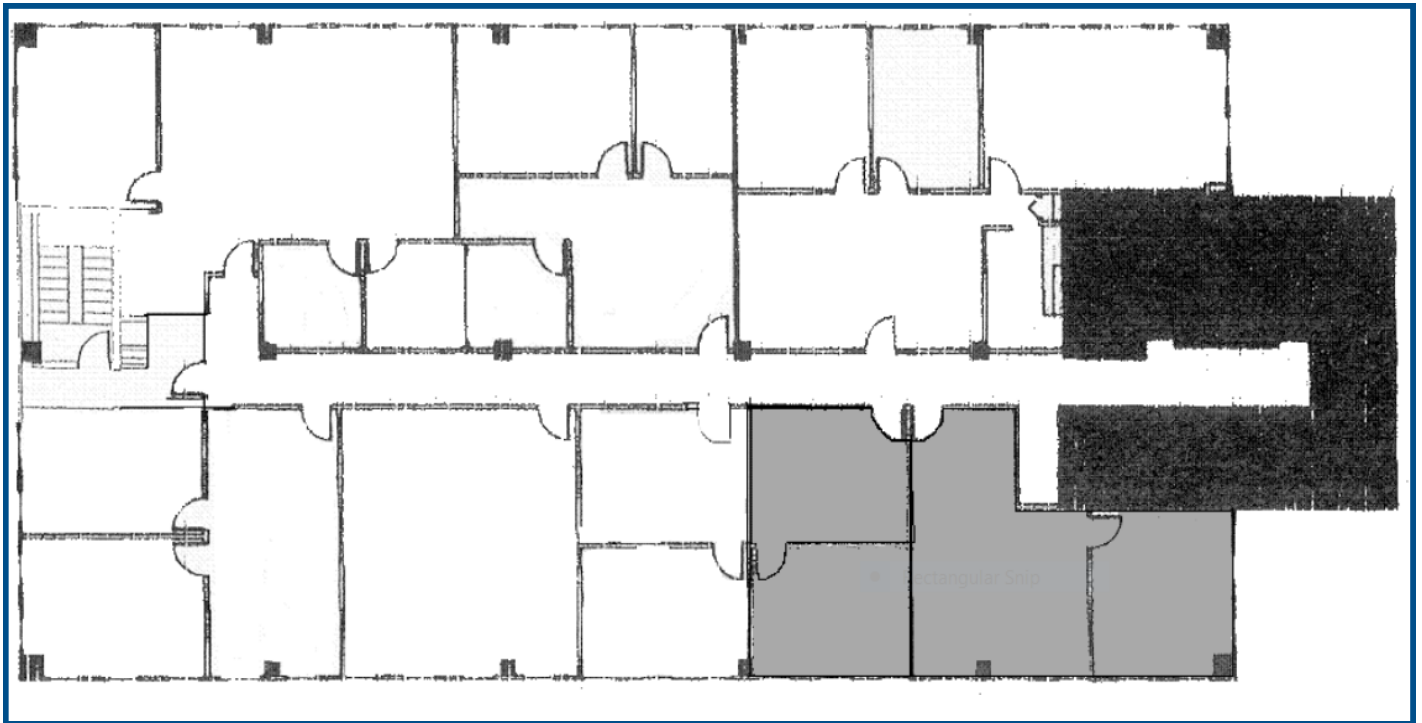


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**Full service lease rate—all expenses included**

**Suite 350  
1,739 sf**

**Large offices, kitchen - easily divisible**



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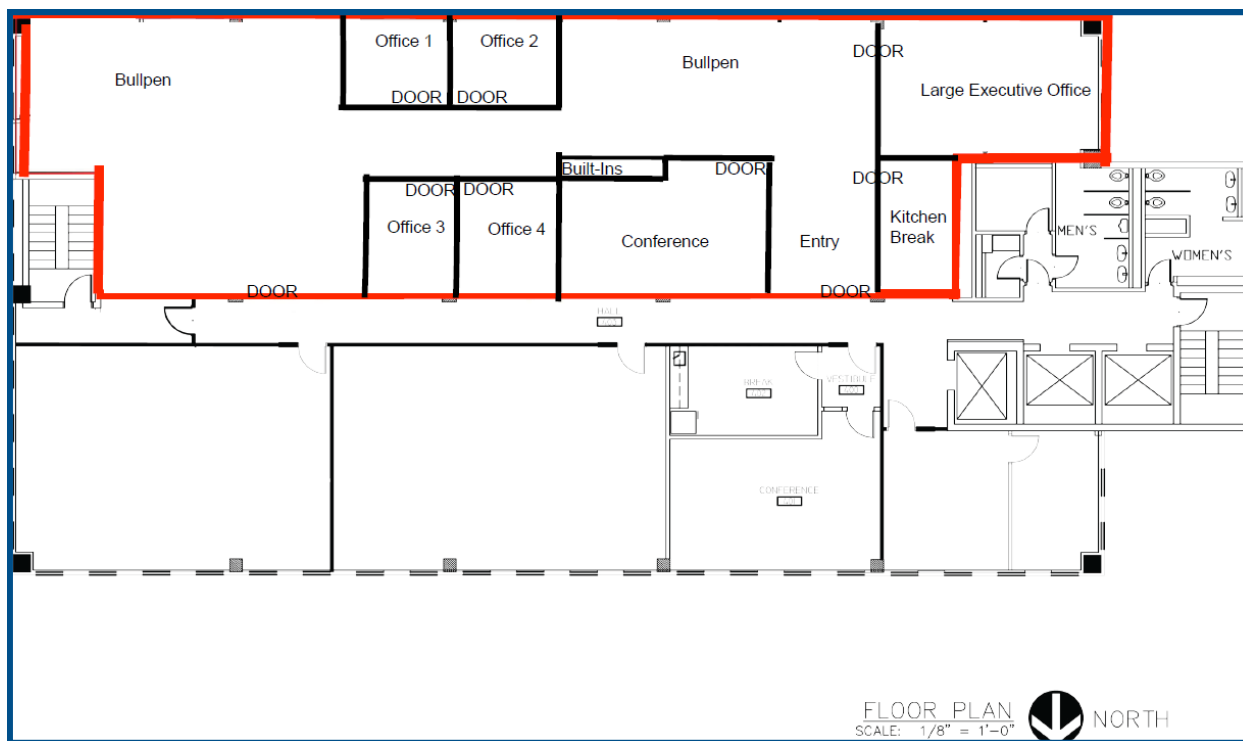


**\$19.00—\$21.00 Full Service Rate**

**Full service lease rate—all expenses included**

**Suite 450  
4,193 sf**

**4 offices, several large open blocks of space**



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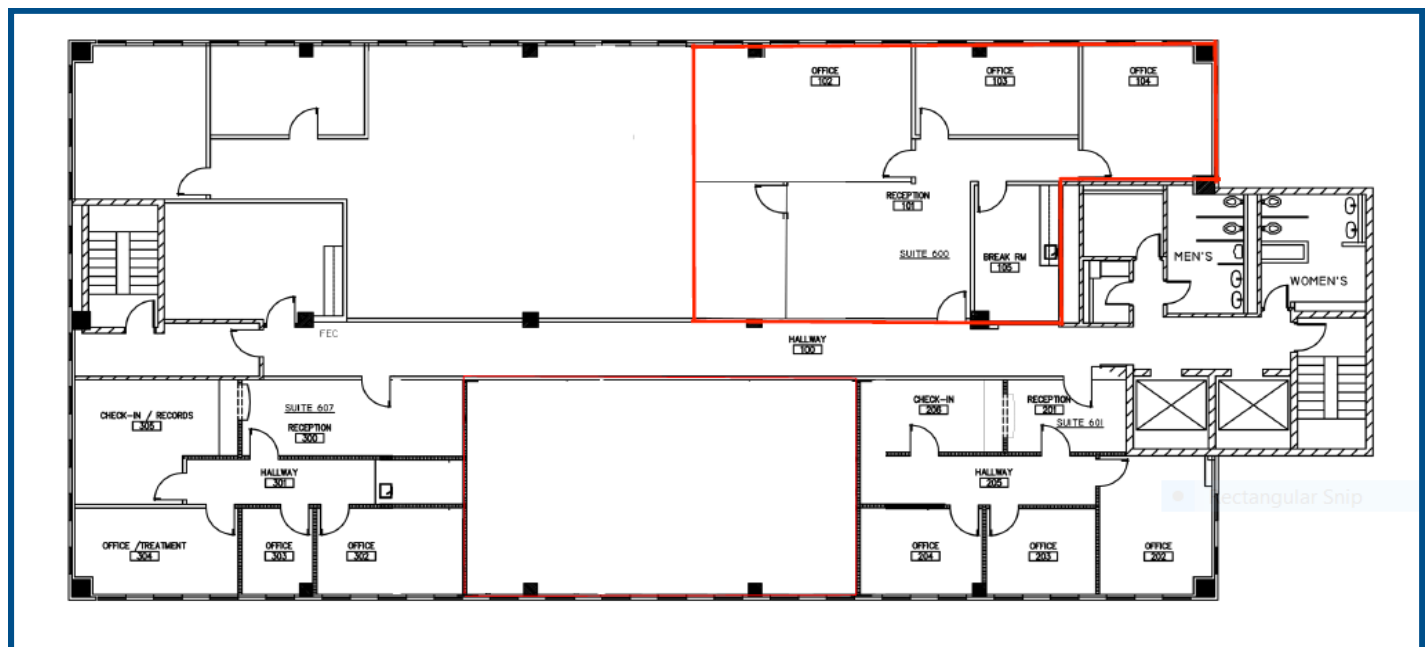


**\$19.00—\$21.00 Full Service Rate**

**Full service lease rate—all expenses included**

**Suite 600  
1,669 sf**

**Three offices, large open space,  
breakroom, file room**



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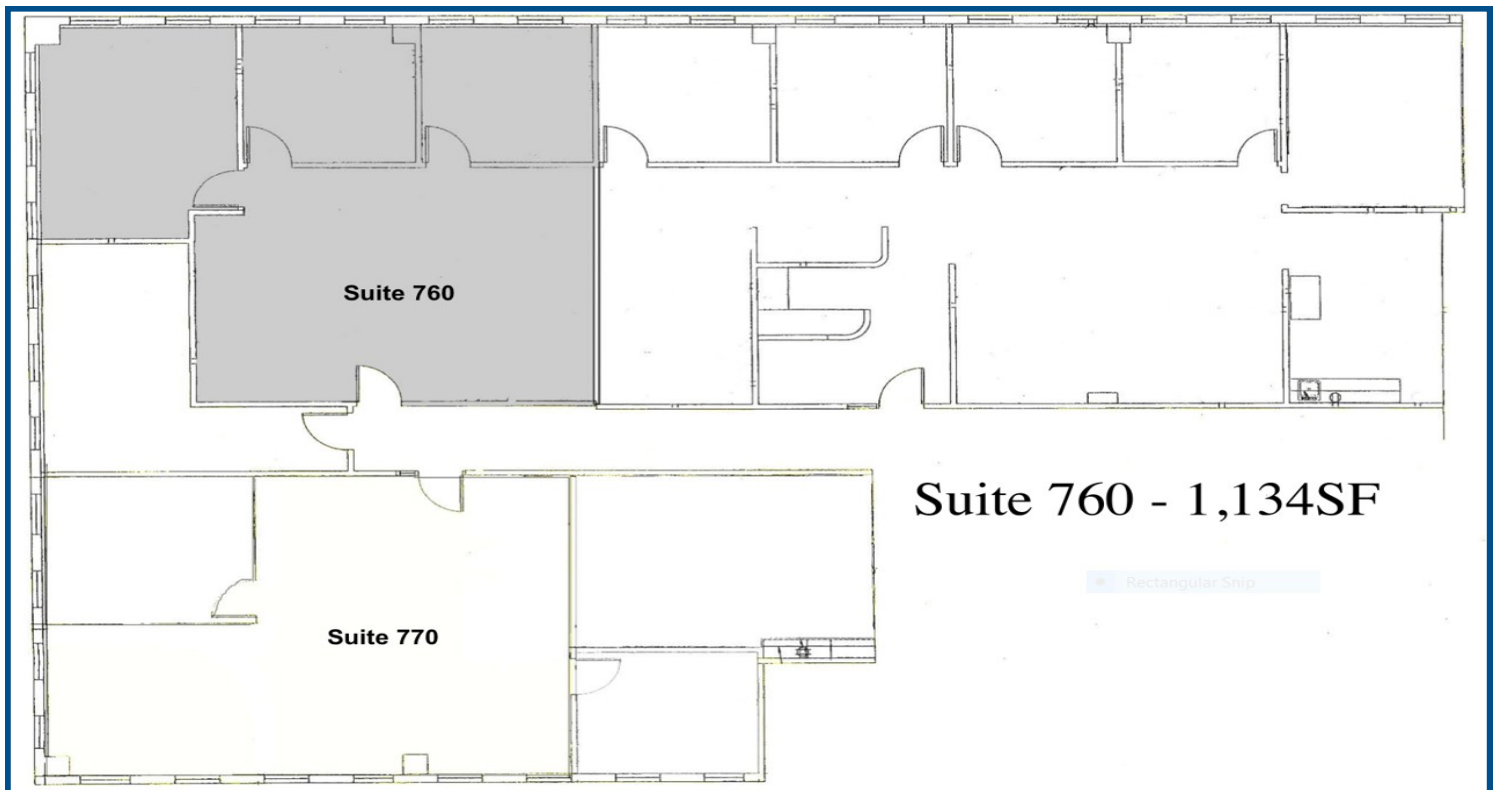


**\$19.00—\$21.00 Full Service Rate**

**Full service lease rate—all expenses included**

**Suite 760  
1,134 sf**

**Sublease—Law firm wants to downsize and  
lease this portion of their space**



**Suite 760 - 1,134SF**

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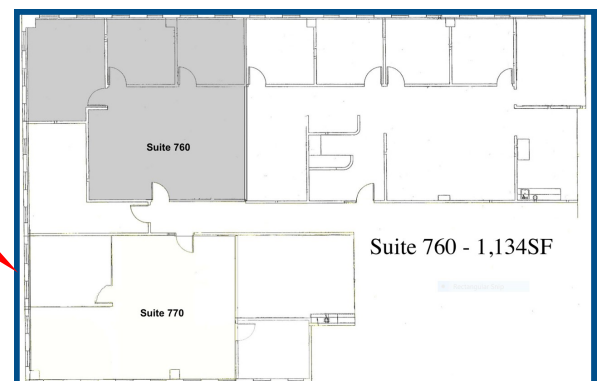
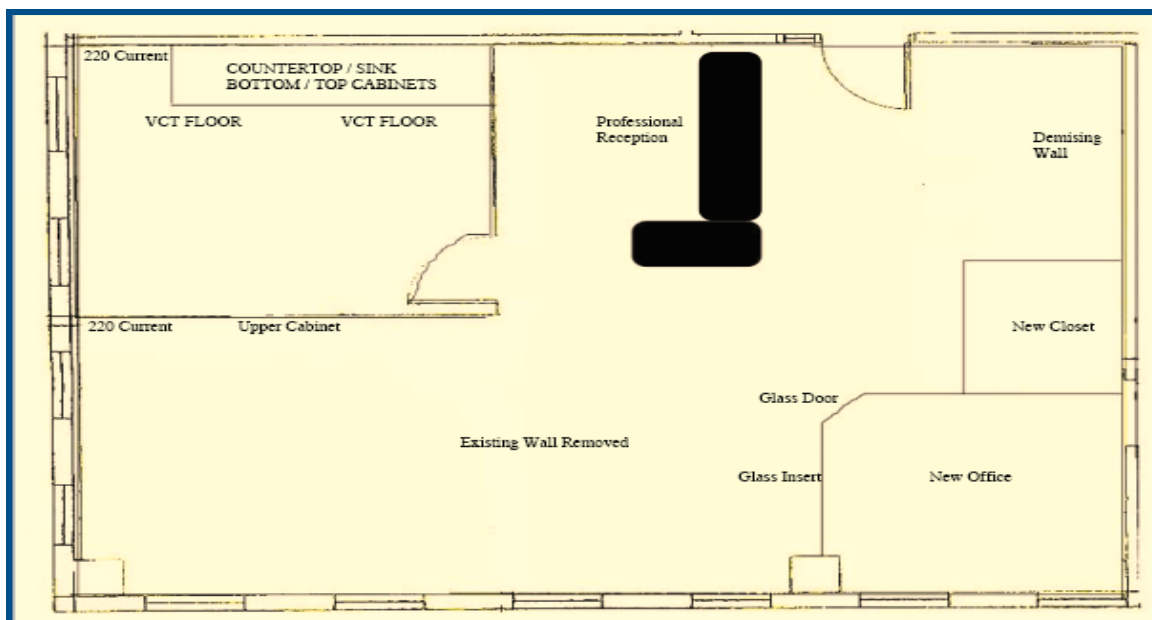


**Full service lease rate—all expenses included**

**Suite 770  
1,067 sf**

**\$1,700.00 per month "as is"**

**Reception, open space,  
kitchen/breakroom, one office**



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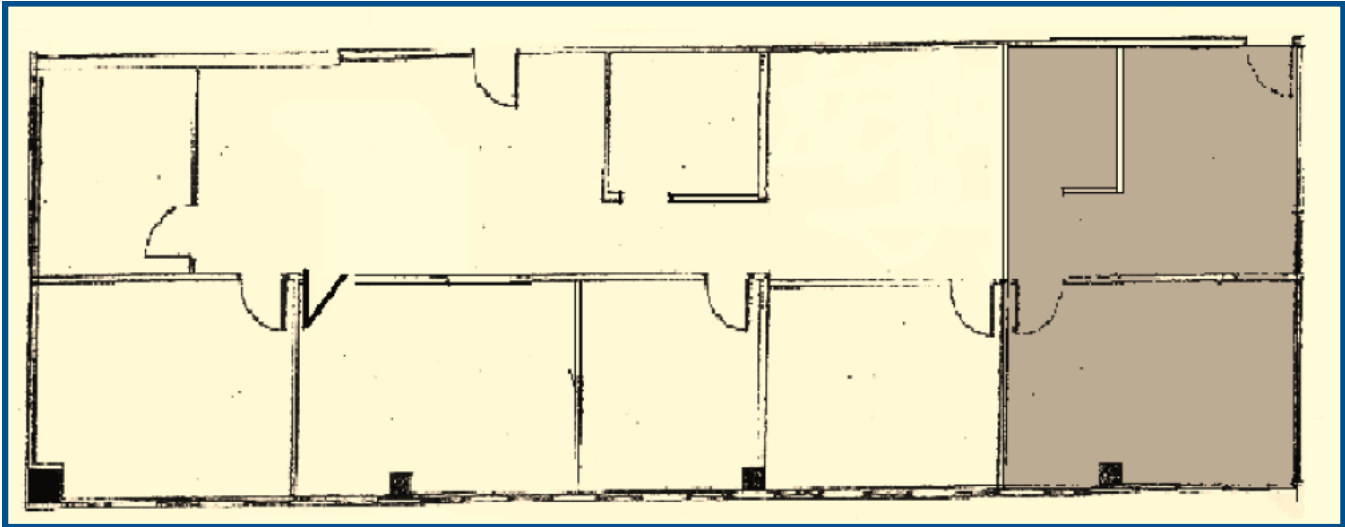


**Full service lease rate—all expenses included**

**Suite 810  
594 sf**

***\$950.00 per month "as is"***

**Reception, kitchen/break, large office**



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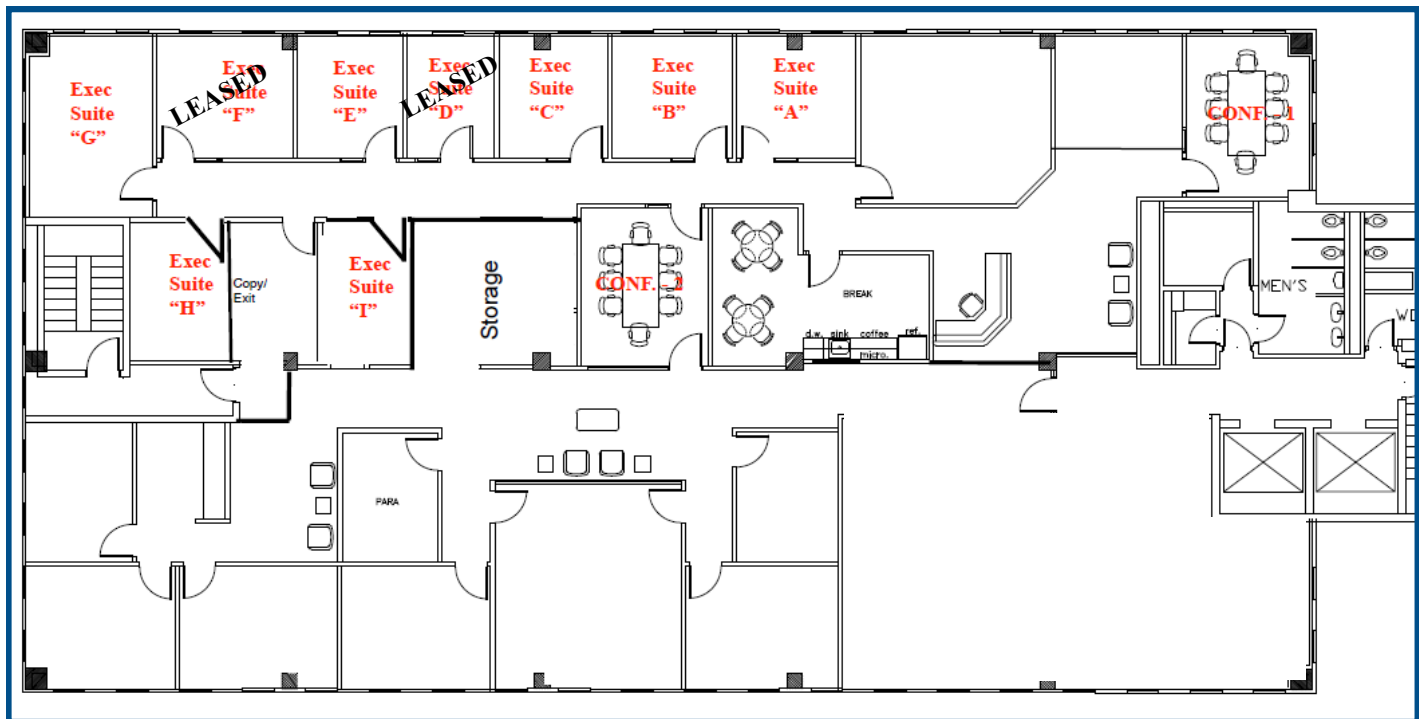


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**Suite 900**  
**Executive Suites**

**One or more private offices starting at  
approximately \$300 to \$500/month**



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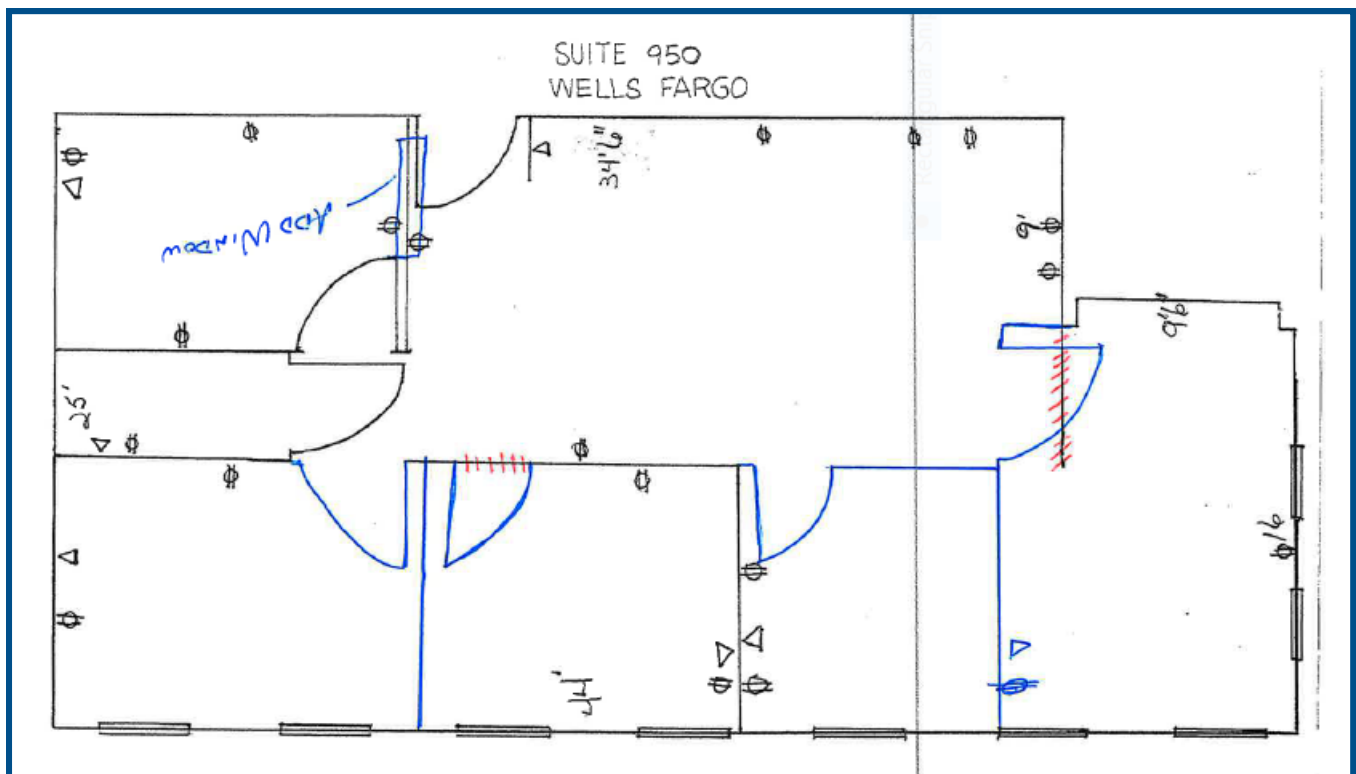
### **Suite 950**

**\$19.00—\$21.00 Full Service Rate**

**Full service lease rate—all expenses included**

**1,154 square feet**

**Reception, 5 offices, storage**



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