

**Creekside at Highline
Office Condos
1181-1241 S. Parker Rd.
Denver, CO**

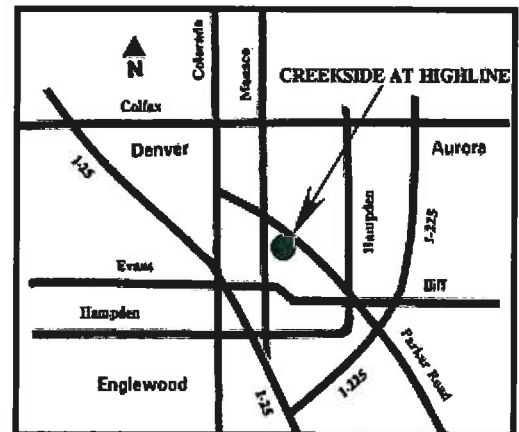


Unique office environment in park like setting with lush landscaping, streams & ponds. Adjacent to the Highline Canal, with jogging and bicycle trails just outside your door.

Patios & decks in many units. Individual exterior entrances, individually controlled HVAC units & operable windows. Locker room & exercise equipment available for tenant's use. Excellent access to Cherry Creek & the suburbs through Parker Road.

Available Units for Lease

Bldg	Suite	Sq. Ft.	Price
1181	105	1,043	\$13.50—16.50 psf + utilities
1231	100	1,403	\$13.50—16.50 psf + utilities
1231	104 & 105	2,086	\$13.50—16.50 psf + utilities
1241	100	4,172	\$13.50—16.50 psf + utilities



Building Size : Appx. 41,883 SF
Parking: 1:238
Expense Stop: Base Year, Utilities Separately metered

Dan Bartell • 303.753.9100 • dan@bartellre.com

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303.753.9100 • FAX: 303.753.0026 • info@bartellre.com • www.bartellre.com

Why put money in your Landlord's pocket when you can put it in your own?

User & Investment Suites For Sale

Creekside at Highline

1181-1241 South Parker Road

Bldg	Suite	Sq. Ft.	Price
User Suites for Sale			
1181	105	1,043	\$75.00 psf
1231	100	1,403	\$75.00 psf
1231	104 & 105	2,086	\$75.00 psf
1241	100	4,172	\$75.00 psf
Leased Investment Suites for Sale			
1181	101A	400	\$19,920
1181	102	1,098	\$82,350
1181	103	988	\$74,100
1201	101	780	\$49,535
1201	200-202	2883	\$210,095
1211	102	767	\$57,525
1211	103	1,284	\$96,300
1231	101	811	\$60,825
1231	102A	543	\$40,725
1231	103	1,043	\$78,225

For Floor Plan information on Leased Investment suites Please call!

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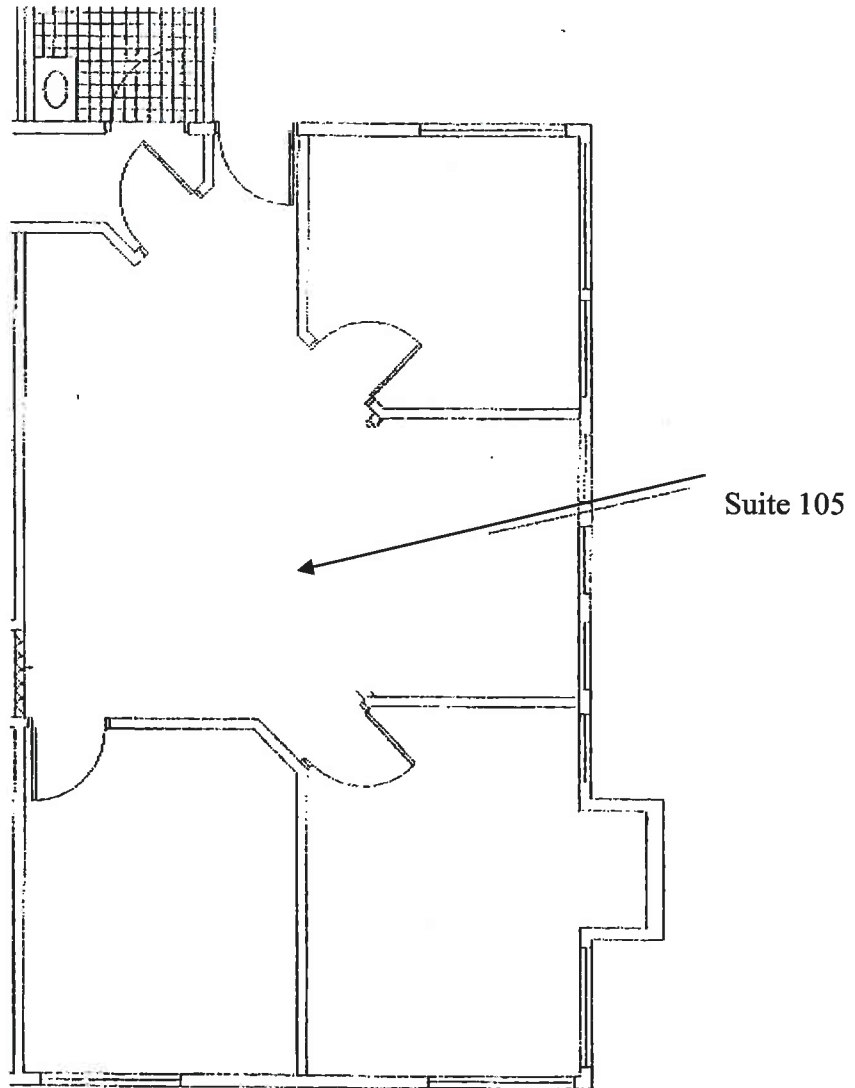
BARTELL

MEITUS

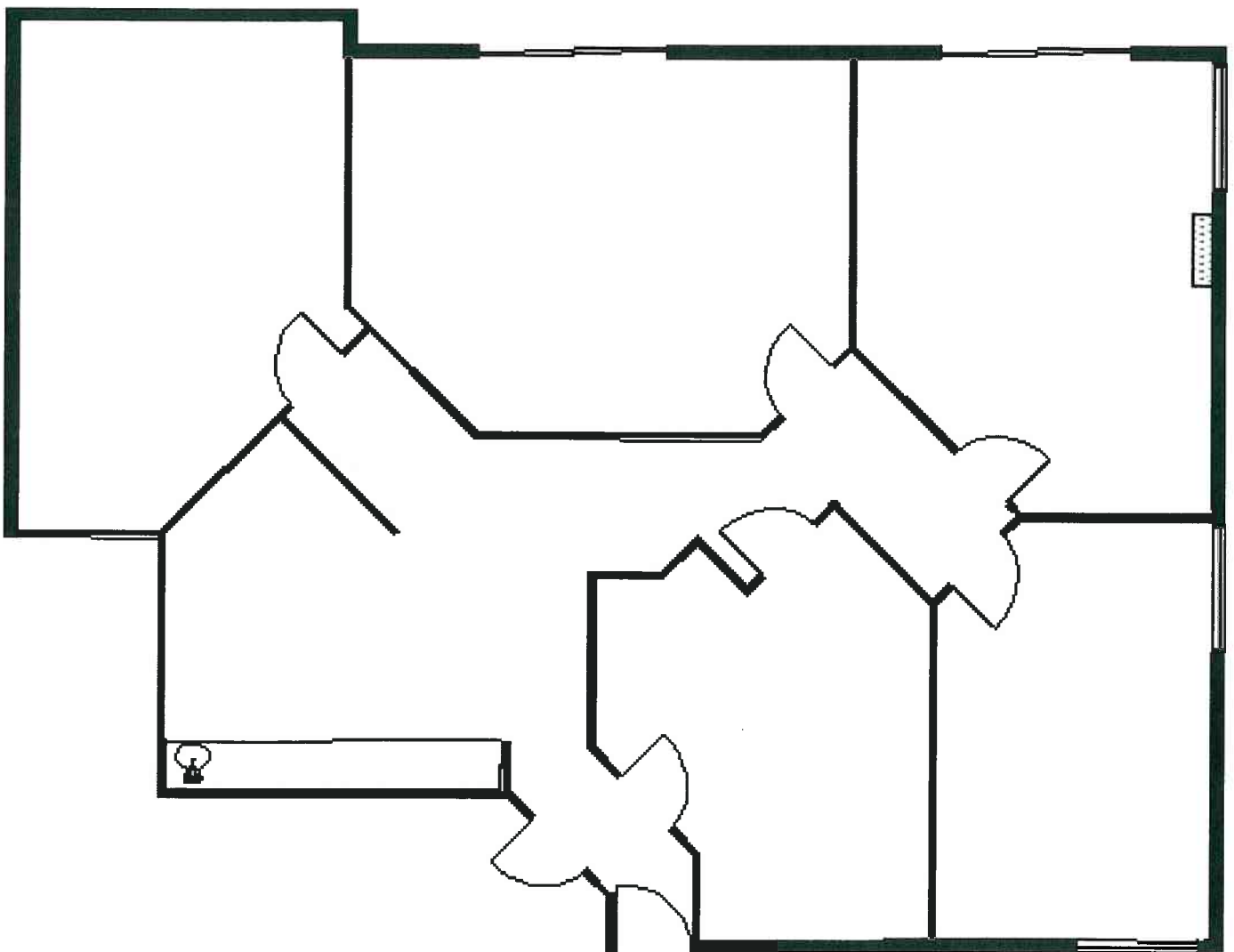
REAL ESTATE

Bldg 1181 ♦ Suite 105

1043 SqFt



Bldg 1231 ♦ Suite 100
1,403 sq.ft.



Drawings not to scale.

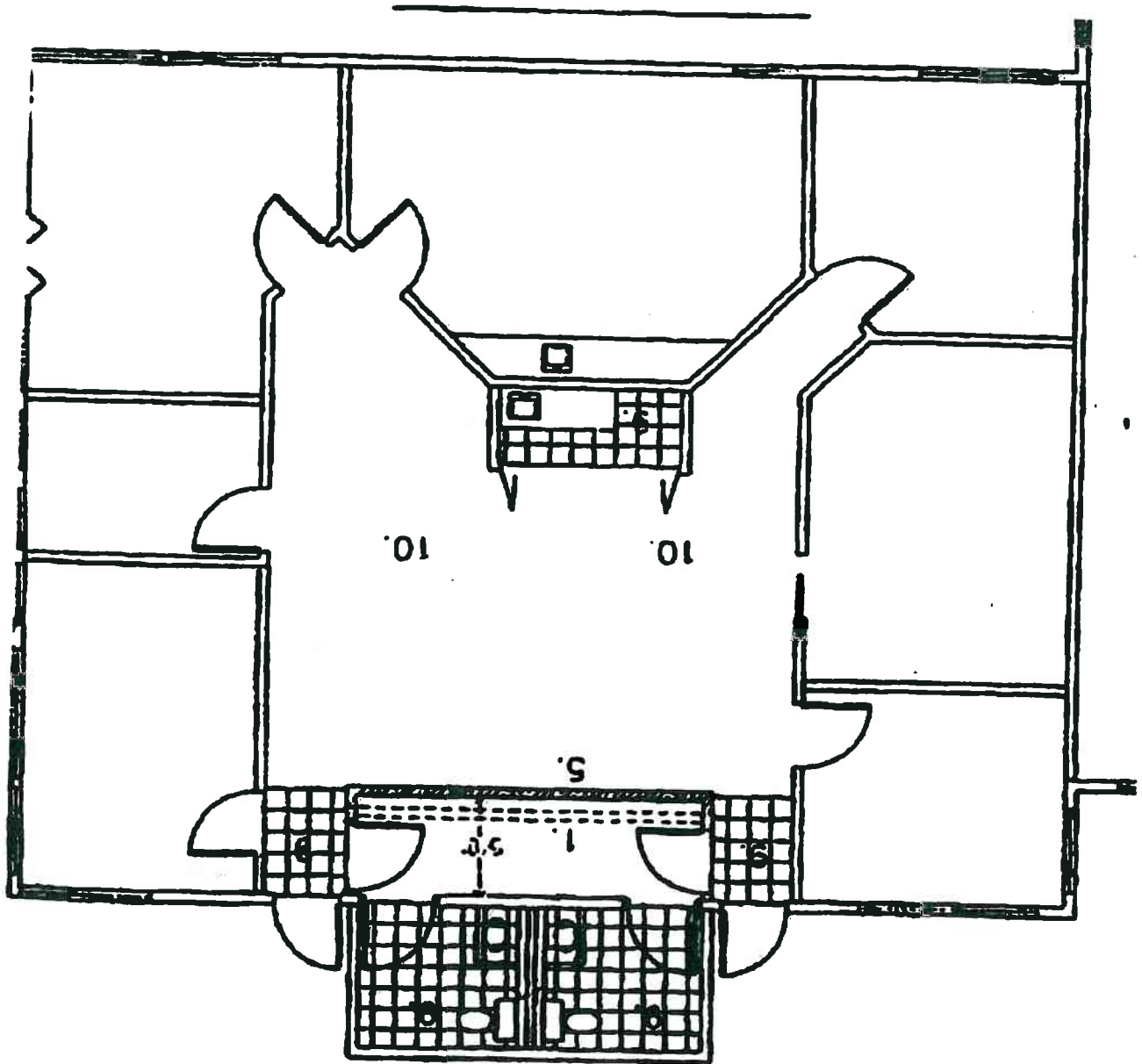
BARTELL MEITUS

REAL ESTATE

1231 S Parker Rd

Suite 104 & 105

2,086 Sf



BARTELL

MEITUS

REAL ESTATE

Bldg 1241

Unit 100

Suite 1241 - 100

4,172 sq. ft.

