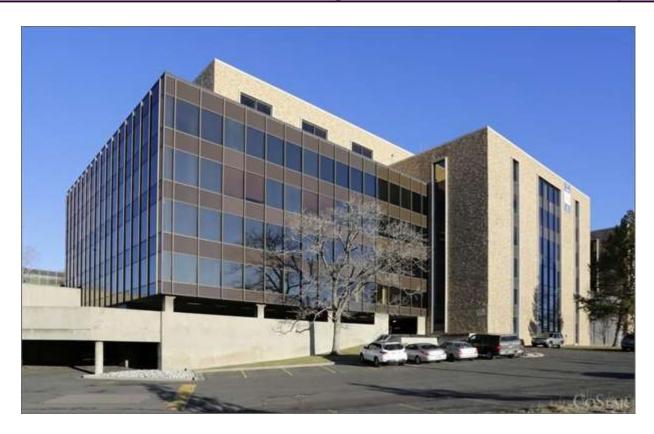


2460 W 26th Ave - Diamond Hill Bldg C - Diamond Hill Office Complex



Location: Diamond Hill Bldg C
West Denver Cluster

West Denver Cluster
West Denver Submarket
Denver County
Denver, CO 80211

Developer: Management: Rosemont Realty, LLC
Recorded Owner: Diamond Hill Associates LTD

Building Type: Class B Office

Status: Built 1972, Renov 1992

Stories: 5

RBA: 105,889 SF Typical Floor: 23,175 SF Total Avail: 2,981 SF % Leased: 98.3%

Expenses: 2014 Combined Tax/Ops @ \$7.45/sf; 2009 Est Ops @ \$6.47/sf

Parcel Number: 2321-01-017

Parking: 100 Surface Spaces are available; 200 Covered Spaces @ \$50.00/mo; Ratio of 3.00/1.000 SF

Amenities: Conferencing Facility, Controlled Access, On Site Management, Restaurant

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 2nd / Suite 265-C	1,848	1,848	1,848	\$21.00-\$23.00/fs	Vacant	Negotiable	Direct
P 3rd / Suite 370 C	1,133	1,133	1,133	\$21.00-\$23.00/fs	30 Days	Negotiable	Direct



