

DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
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303.449.1420 | **www.deancallan.com**

OFFICE SPACE FOR LEASE

10701 MELODY DRIVE
NORTHGLENN, COLORADO 80234

The Melody Building is a 6 story professional office building located off of 104th & I-25 in Northglenn. It is well maintained by professional management and features: renovated common areas and restrooms, elevators, recently updated suites, and a convenient European Cafe located on the first floor. The building is suitable for professional offices, medical offices, and quasi-retail tenants. The Melody Building is well located across from the Marketplace at Northglenn, a retail center full of restaurants, big-box retailers, and several other special service retail stores and shops. The property provides very quick access to I-25 and is conveniently located in the North Denver Metro Area.

Call us for more information and to set up a tour.

TERMS

Building Size:	65,519 SF
Availability:	620 SF - 3,979 SF
Lease Rate:	$18.00 FSG
Stories:	6
Year Built:	1972

AMENITIES

- In-suite janitorial five days a week (vacuuming and trash)
- Western views
- Numerous retail/service providers within walking distance
- Well maintained and updated property
- Suited for professional office, medical office, and quasi-retail users.
- Abundant FREE parking
- Dual elevators
- European Cafe on the first floor

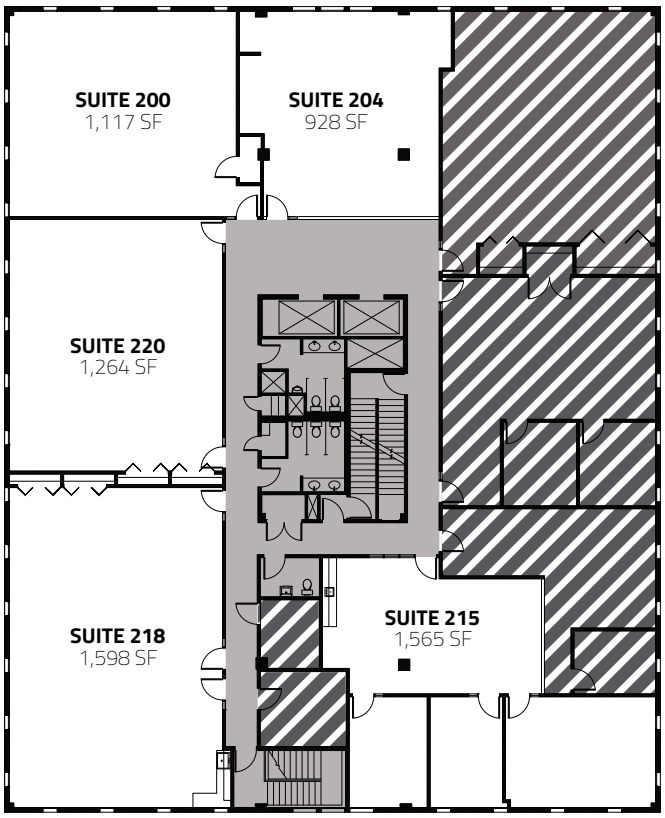
RENOVATIONS

- Updated main lobby
- ADA compliant restroom
- Electronic directory
- New landscaping

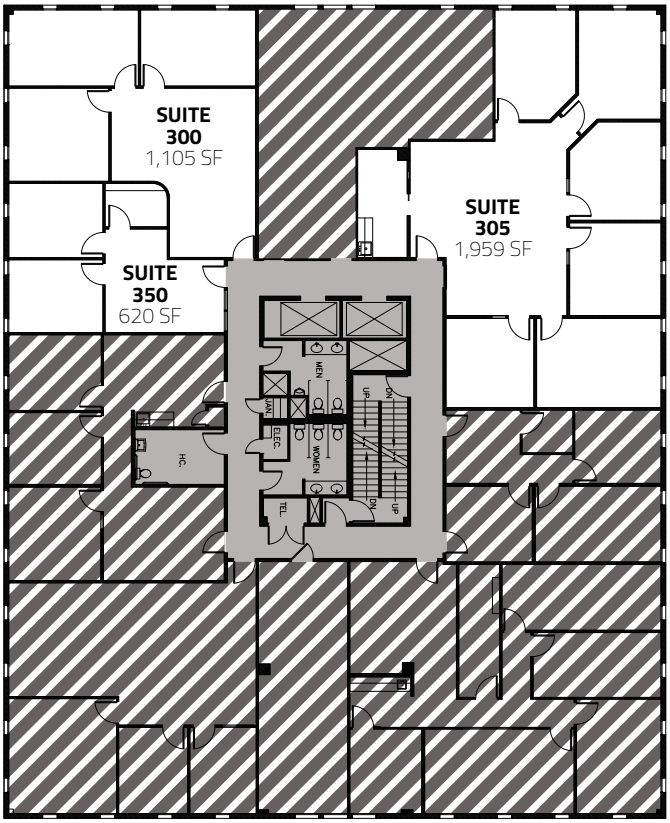


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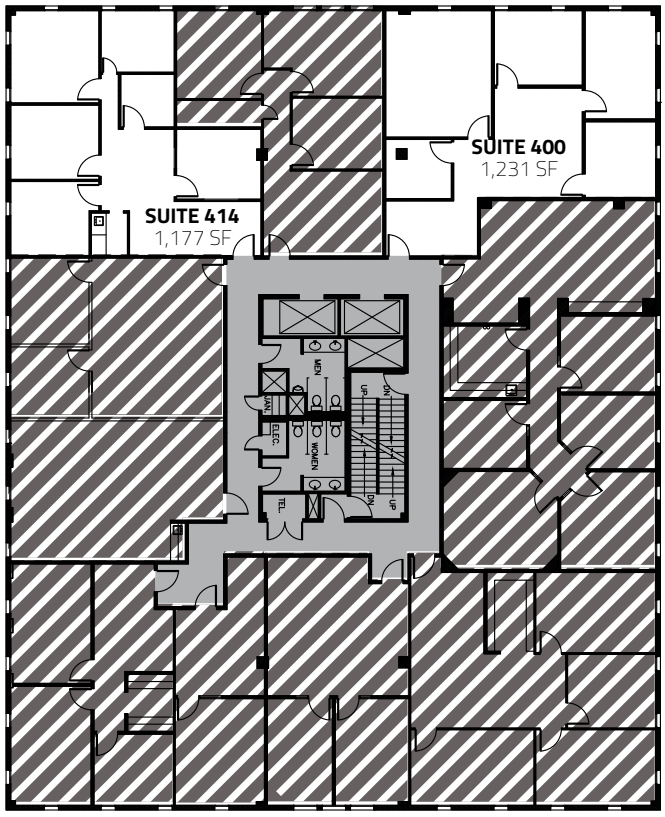
2ND FLOOR



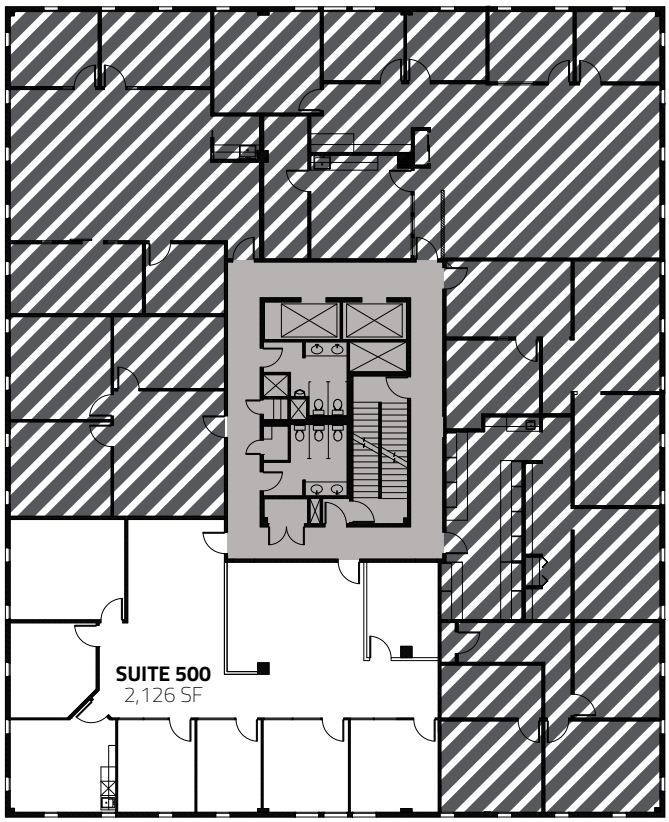
3RD FLOOR



4TH FLOOR



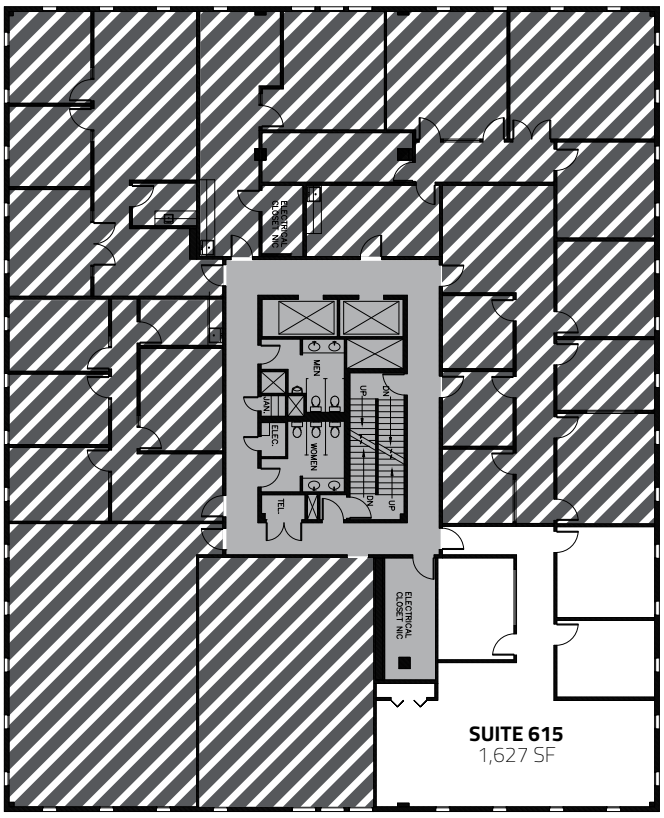
5TH FLOOR



COMMON AREA

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6TH FLOOR









COMMON AREA

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