



## DEAN CALLAN & COMPANY INC

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# 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:	564 - 3,294 SF
Lease Rate:	\$18.00 FSG
Stories:	6
Year Built:	1972

## AMENITIES

- In-suite janitorial five days a week (vacuuming and trash)
- Western views
- Monument signage available
- 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

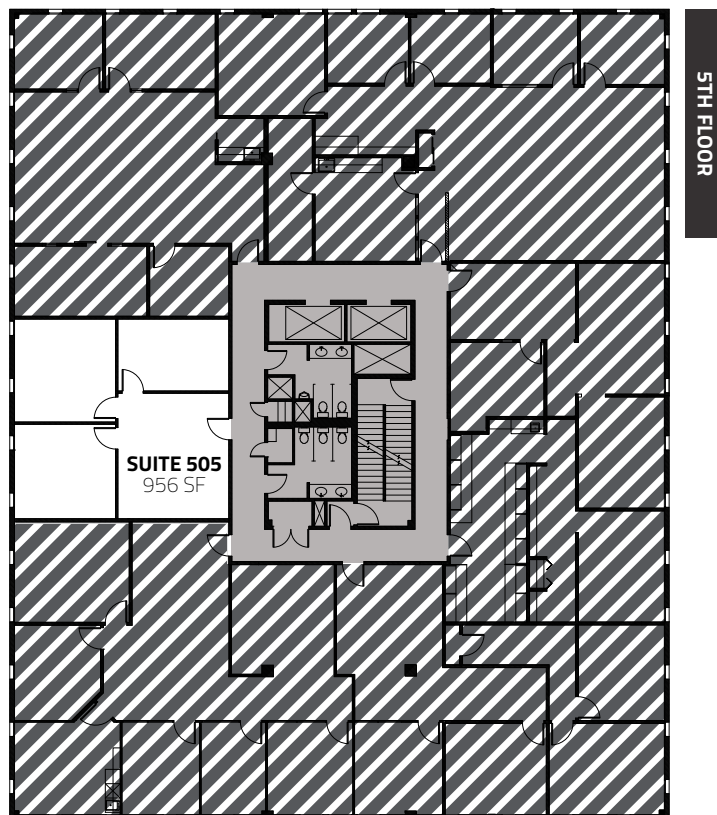
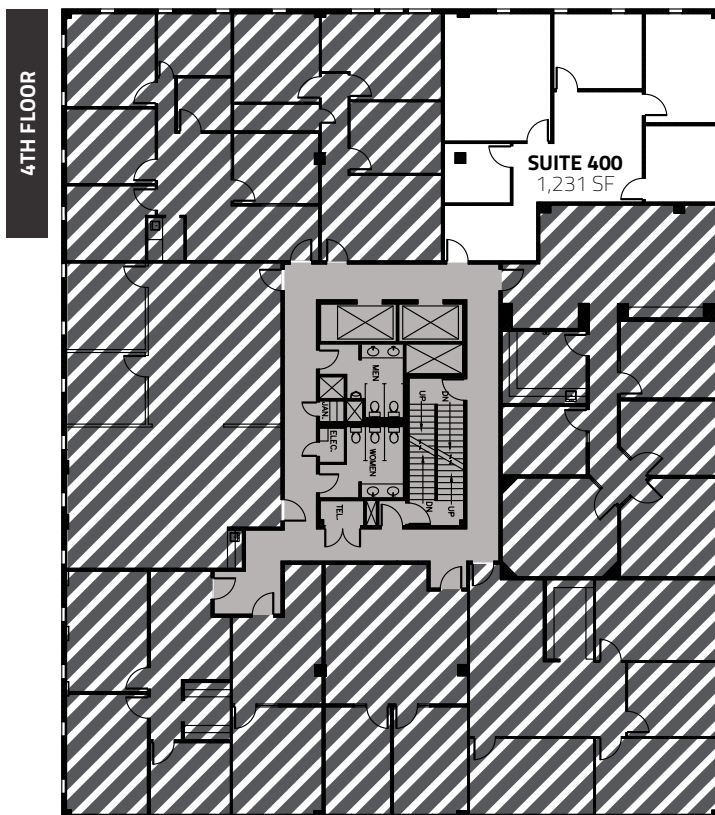
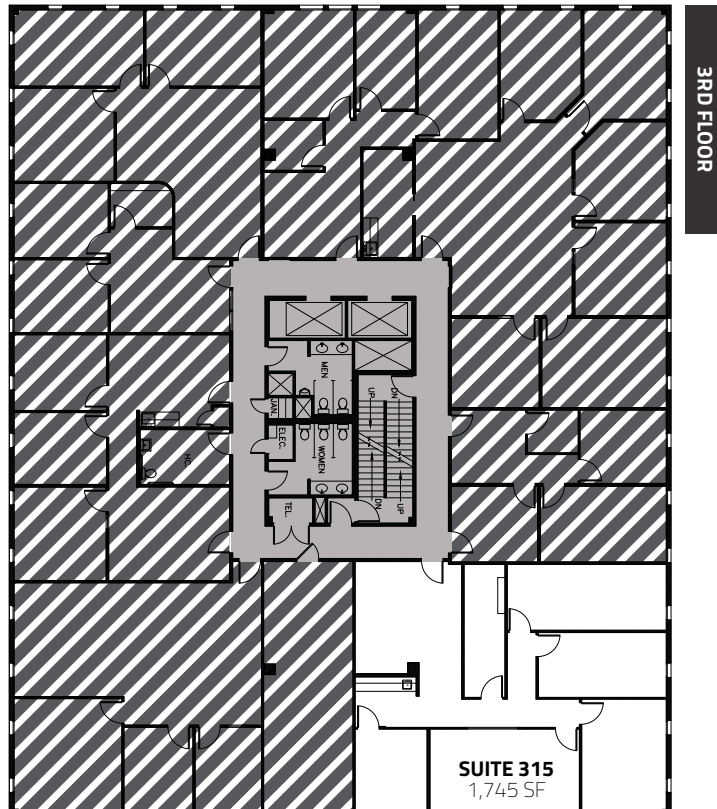
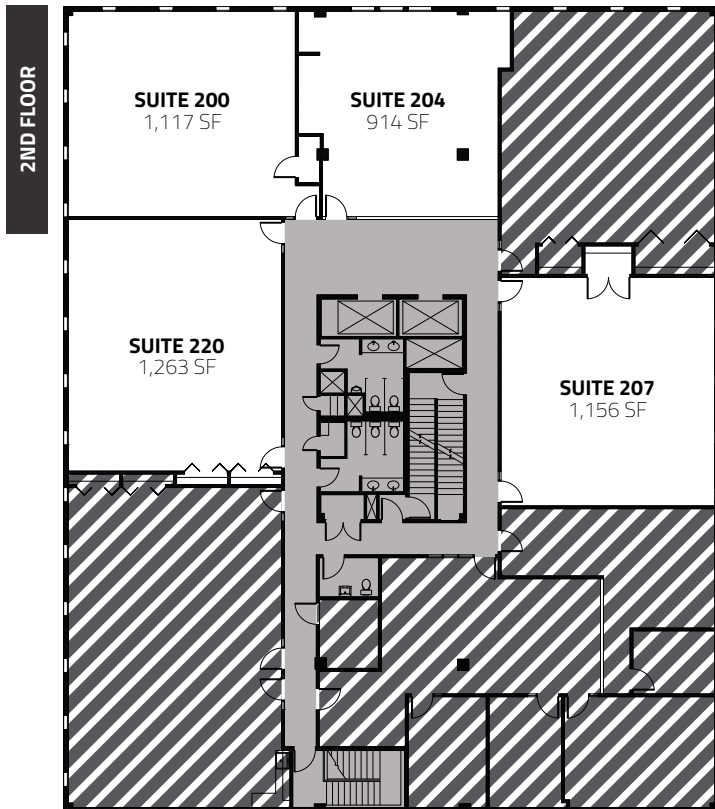
## RENOVATIONS

- Updated main lobby
- ADA compliant restroom
- Electronic directory
- New monument sign
- New landscaping
- Electric vehicle charging station



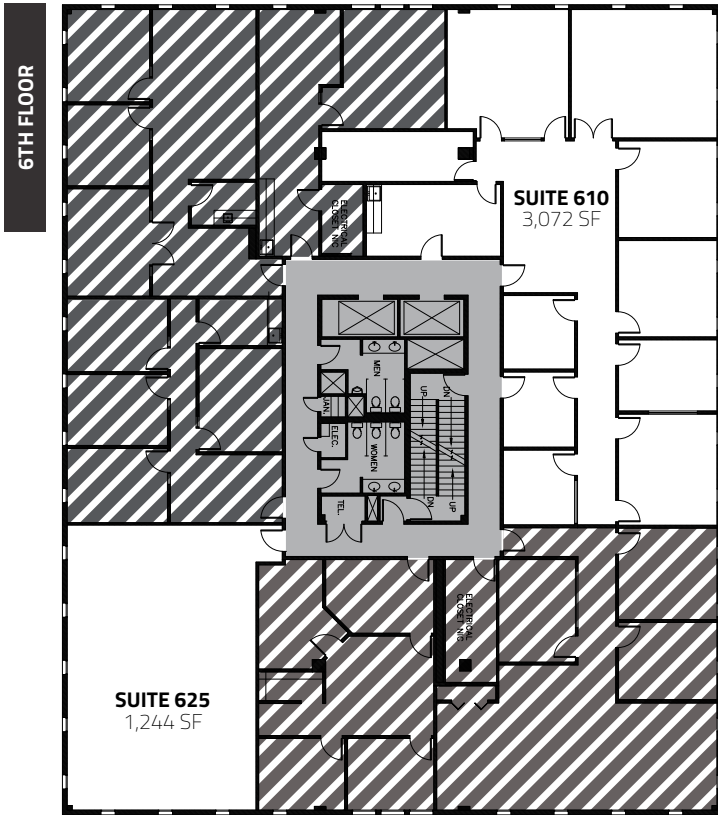
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All space available on the 2nd floor may be combined for a total of 3,294 RSF



COMMON AREA

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