

7808 CHERRY CREEK SOUTH DRIVE

DENVER, COLORADO 80231



NEW SUITES AVAILABLE

FOR LEASE

OFFICE / WAREHOUSE

Available suite sizes:	2,100 SF to 5,700 SF	Clearance:	14' ceiling height
Total size:	140,990 SF (4 buildings)	Parking:	3.0:1,000 SF
Site size:	9.95 acres	Power:	110-280v, 3p
YOC:	1983	Location:	Easy access to I-25, I-225, Parker Road, Denver Tech Center and Cherry Creek
Rate:	\$10.50 - \$11.50/SF NNN		
2019 expenses:	\$3.34/SF		
Loading:	Drive-in (10'x12')		

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:



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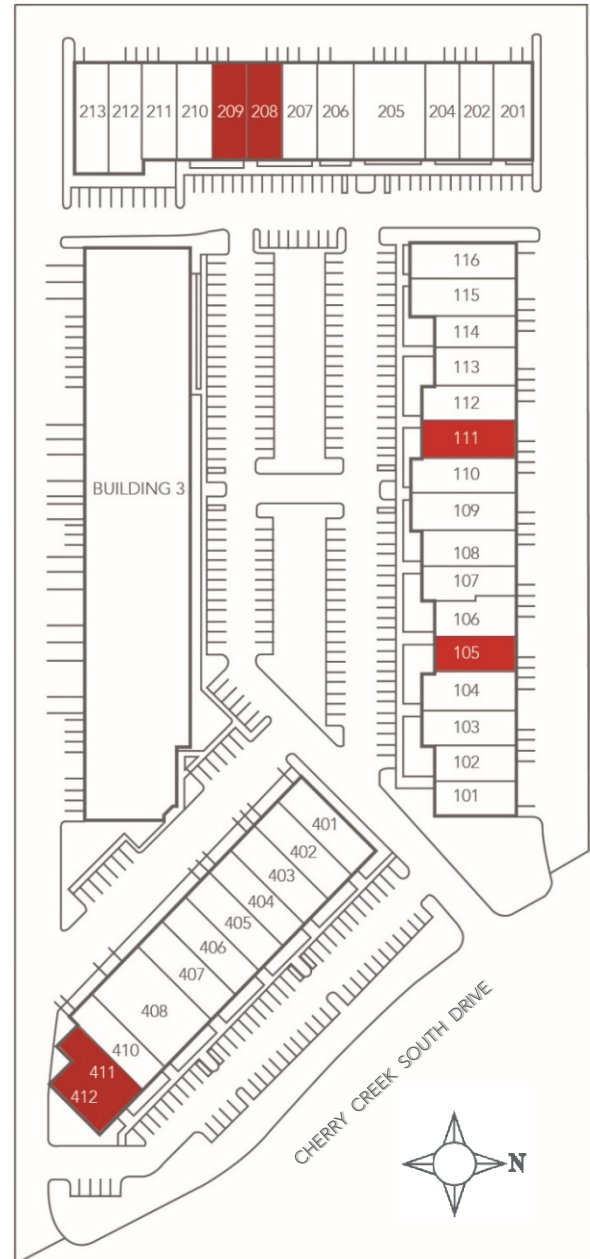
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Bldg.	Suite(s)	Size	Loading	Office Finish	Availability
1	105	2,100 SF	1 Drive-in Door	25%	Immediate
	111	2,485 SF	1 Drive-in Door	±50%	Immediate
2	208	2,400 SF	1 Drive-in Door	±50%	Immediate Jan. 1, 2020
	<u>209</u>	<u>3,300 SF</u>	<u>1 Drive-in Door</u>	±50%	
	208 & 209	5,700 SF	2 Drive-in Doors		
4	411/412	3,640 SF	1 Drive-in Door	±70%	30 Days



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