

PROPERTY FEATURES

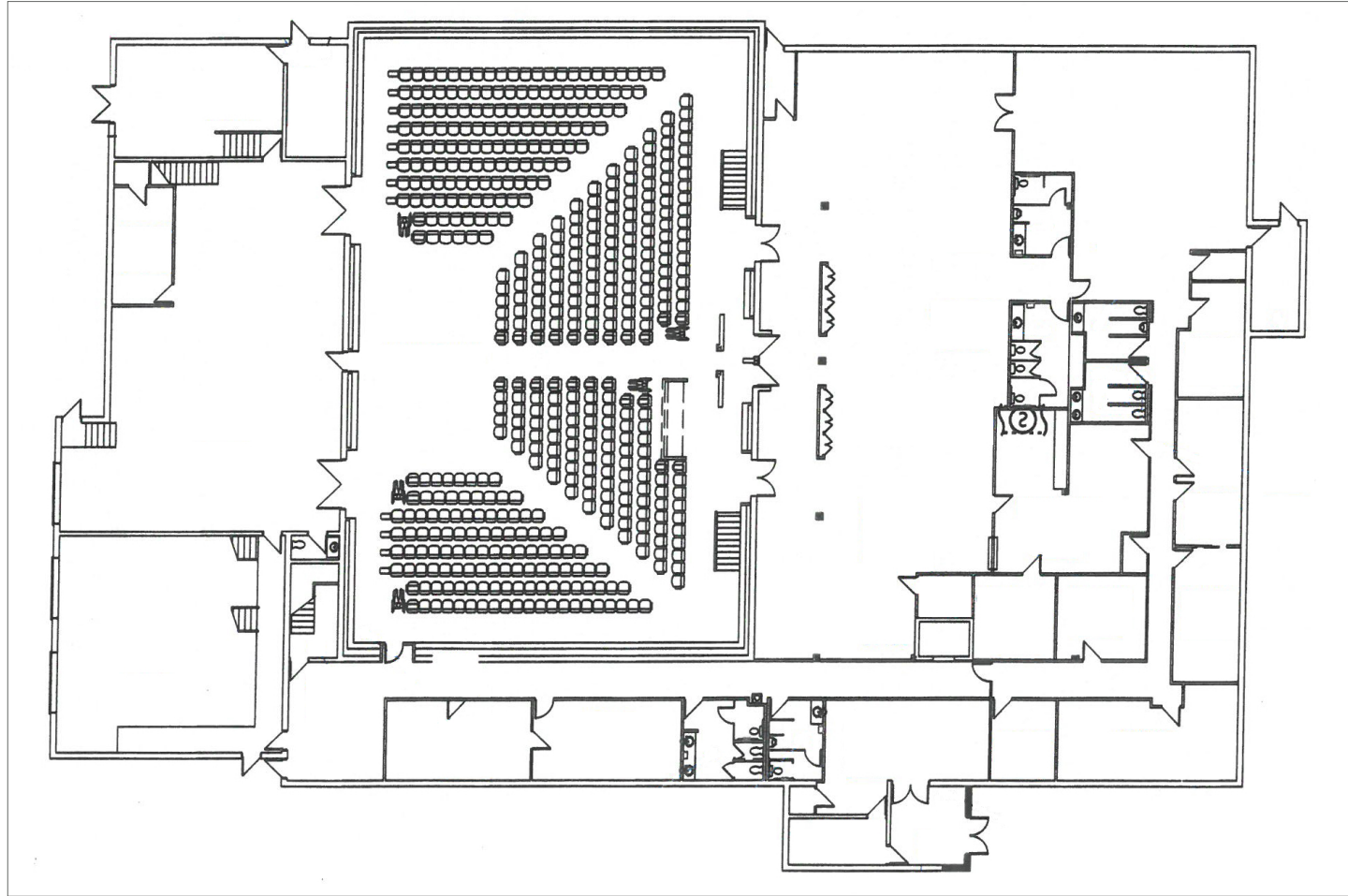
- Extremely Rare Opportunity in the Denver Tech Center with I-25 Frontage and Highway Visibility
- 19,371 SF Available Immediately for Lease
- Currently Functioning as a Place of Worship
- Ownership will Consider a Full Building Sale
- Great Blend of Private Offices, Meeting Rooms, Open Bullpen Space, and Grand Reception Area
- 2-Story Building with Elevator
- Mezzanine Storage
- Large Site with Ample Parking
- Drive-in and Dock-high Loading
- Walking Distance to Arapahoe at Village Center Light Rail Station, Ample Nearby Amenities, Restaurants, Hotels, and Park Meadows Mall

PROPERTY DETAILS

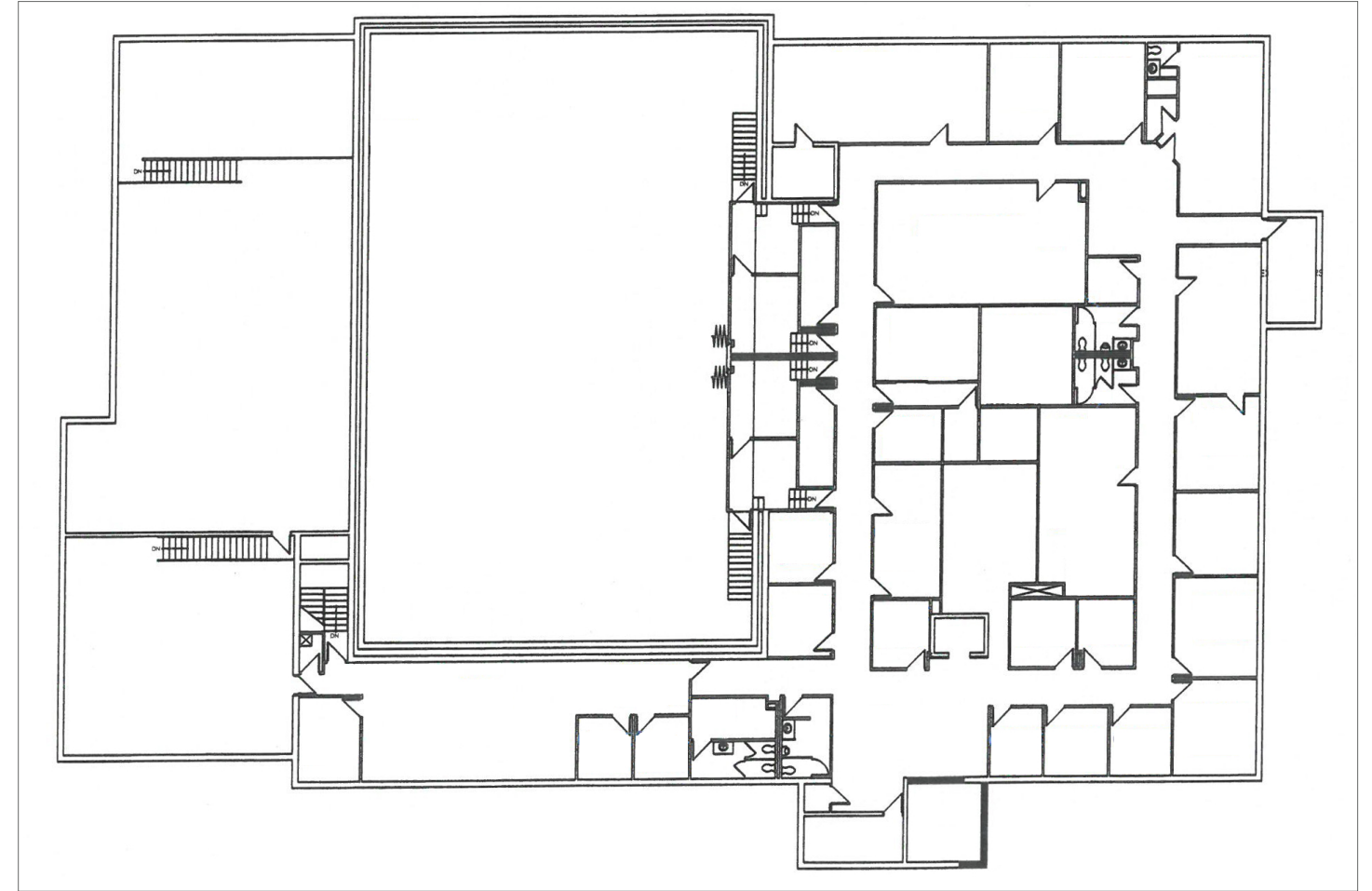
AVAILABLE	±19,371 SF (Second Floor)
LEASE RATE	Negotiable
SALE PRICE	\$6,500,000.00
BUILDING SIZE	38,742 SF on 2.95 AC
ZONING	M-C (Mixed-Commercial)
Y.O.C.	1979
PARKING	Ample: 4.0:1000
LOADING	Two (2) 14' Drive-in Doors One (1) 10' Dock-high Door
BUILDING SIZE	38,742 SF
CITY / COUNTY	Greenwood Village / Arapahoe

BUILDING PLAN

FIRST FLOOR



SECOND FLOOR



*Measurements are estimated and not to scale.

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