

HAVANA 37

3700 HAVANA STREET



150,532 SF
INFILL DENVER
BUSINESS
PARK

NEWMARK



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**ASK ABOUT BROKER
INCENTIVES!**

Centrally located business park just blocks off I-70. Fully renovated spaces include professional office and warehouse space with multiple loading options.

PROPERTY HIGHLIGHTS

| | |
|--------------|----------------------|
| Available SF | 9,615 SF & 14,336 SF |
|--------------|----------------------|

| | |
|------------|------------|
| Total Size | 150,532 SF |
|------------|------------|

| | |
|---------------------|---|
| Number of Buildings | 3 |
|---------------------|---|

| | |
|-------------|-----------------|
| City/County | Denver / Denver |
|-------------|-----------------|

| | |
|------------|------|
| Year Built | 1974 |
|------------|------|

| | |
|--------|-----|
| Zoning | I-2 |
|--------|-----|

| | |
|---------|----------------------|
| Loading | Dock High & Drive-In |
|---------|----------------------|

| | |
|------------|--------------|
| Sprinklers | General Duty |
|------------|--------------|

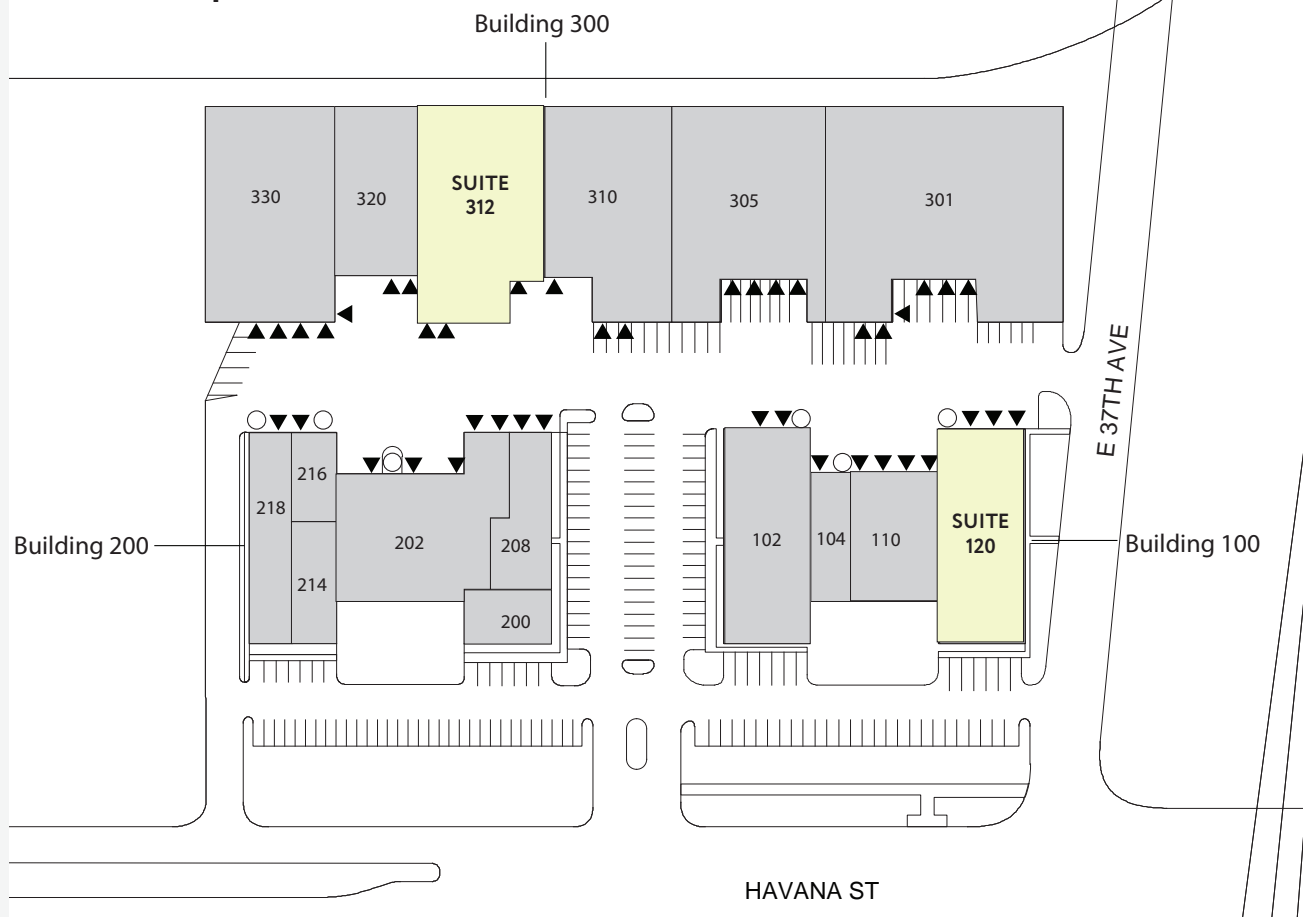
| | |
|---------|------------|
| Parking | 2:1,000 SF |
|---------|------------|



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Available Space



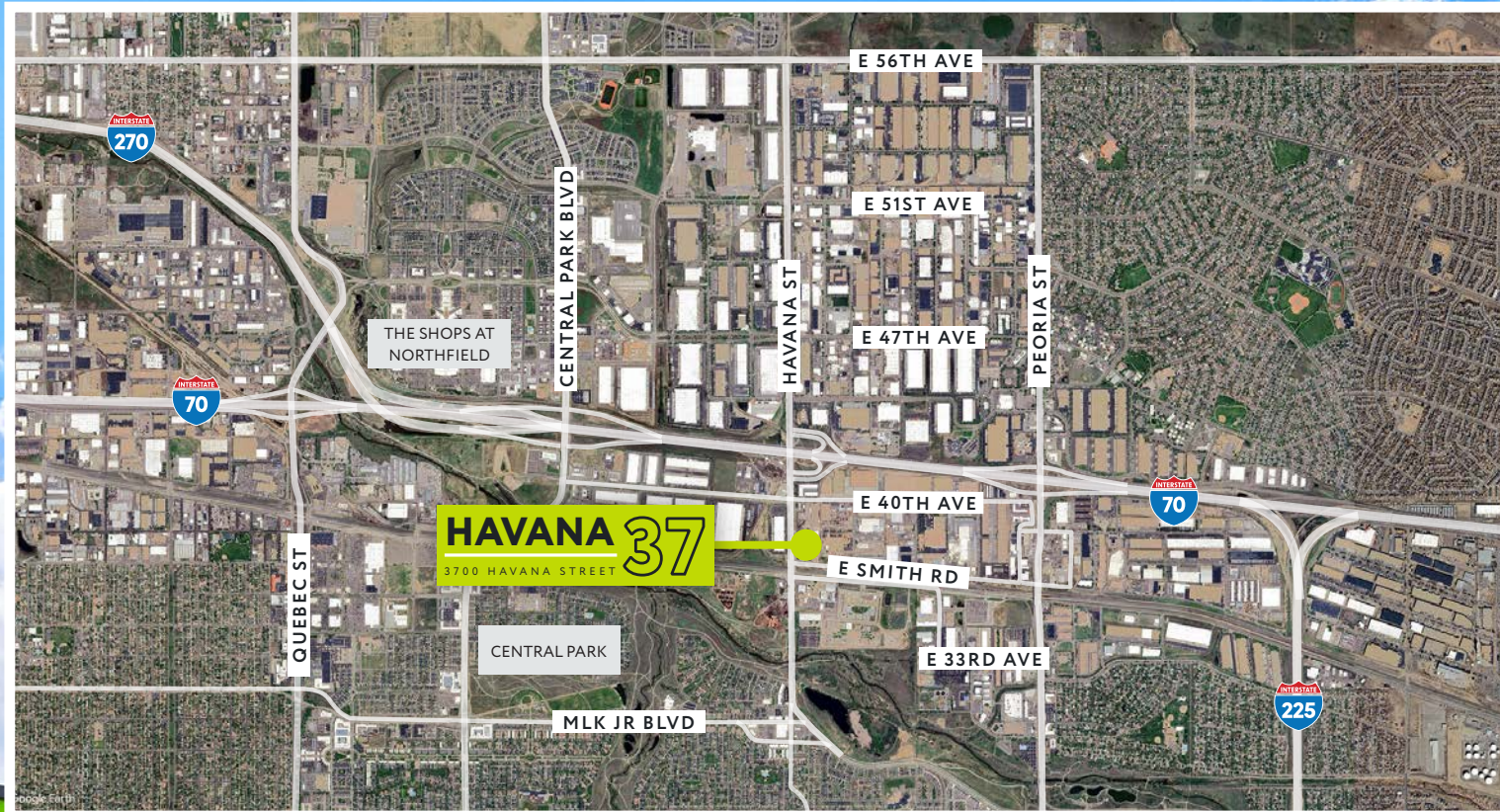
| Suite | Total SF | Office SF | Clear Height | Loading | Available | Lease Rate | Op/Ex |
|-------|-----------|-----------|--------------|---------------|-------------|------------|-----------|
| 120 | 9,615 SF | 1,305 SF | 14' | 3 Docks, 1 DI | Immediately | \$9.25/SF | \$4.93/SF |
| 312 | 14,336 SF | 1,026 SF | 18' | 4 Docks | Immediately | \$8.25/SF | \$4.93/SF |

Power: 200 Amps 480 Volts, 3 Phase

** Additional parking available for Suite 120

Power: 200 Amps 208 Volts, 3 Phase





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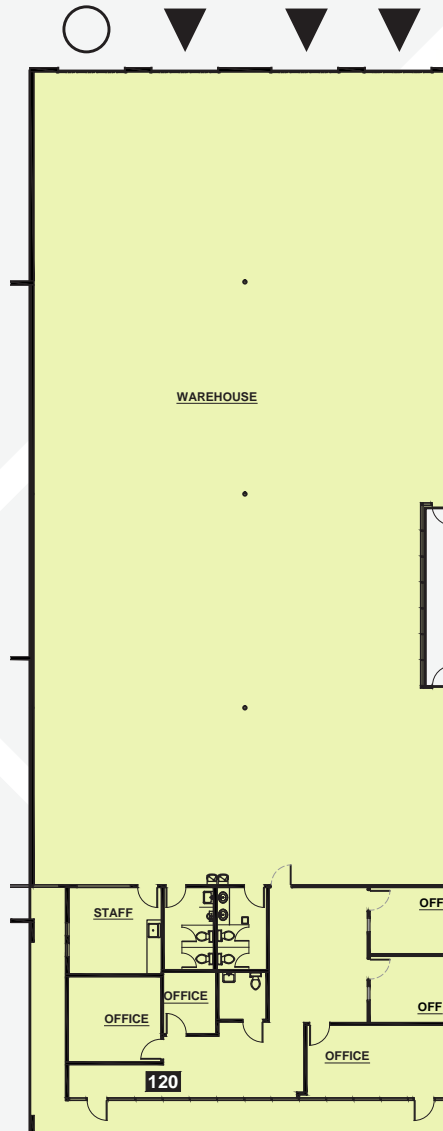
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150,532 SF INFILL DENVER
BUSINESS PARK

| | |
|-----------------|----------|
| Building | 100 |
| Suite | 120 |
| Total Available | 9,615 SF |
| Office Size | 1,305 |
| Clear Height | 14' |
| Dock Doors | 3 |
| Drive-In Doors | 1 |



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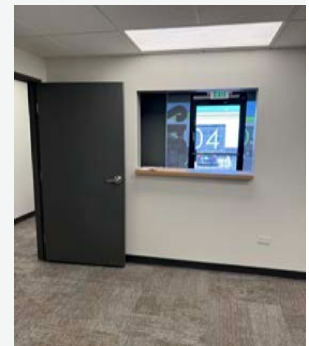
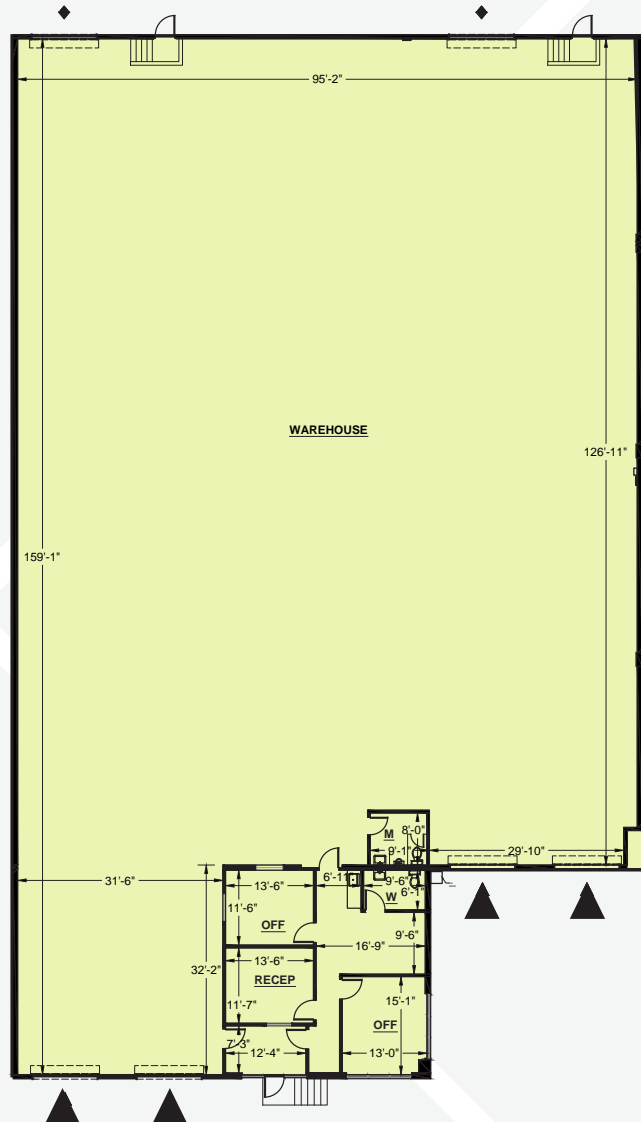
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150,532 SF INFILL DENVER
BUSINESS PARK

| | |
|-----------------|-----------|
| Building | 300 |
| Suite | 312 |
| Total Available | 14,336 SF |
| Office Size | 1,026 SF |
| Clear Height | 18' - 20' |
| Dock Doors | 4 |
| Rail Doors | 2 |



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