



Office Campus Opportunities For Lease Call for Special Incentives! STARTING AT: \$16.00/SF FSG

PROPERTY OVERVIEW

Building Size:	130,218 SF
Available SF:	608 - 11,208 SF
Lot Size:	7.43 Acre Campus
Year Built:	1982/1984

PROPERTY FEATURES

- Well Maintained buildings and campus grounds
- Highly visible site where Hampden and Havana connect.
- Located on north side of Hampden Avenue across from Kennedy Golf Course
- Conveniently located to serve South Denver and Aurora submarkets
- Located near many restaurants and retail just to the north of the Denver Tech Center

For more information, please contact:

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PROPERTY DESCRIPTION

This property offers well-maintained buildings and meticulously landscaped campus grounds to provide an inviting and professional environment for your business. Situated at the highly visible intersection of Hampden and Havana, this prime location is conveniently positioned to serve the South Denver and Aurora submarkets.

LOCATION DESCRIPTION

Kennedy Center is in southeast Denver, contiguous to the west of South Havana Street (north of East Hampden Avenue) and south of East Girard Avenue. East Hampden Avenue is a six-lane 120 feet wide east-west arterial which turns north at a 45-degree angle to become South Havana Street, a six-lane north south arterial. Kennedy Center includes a 9.08-acre site currently improved with four, Class C, 4 and 2-story suburban office buildings completed in 1982 containing approximately 130,218 total rentable square feet.

SPACES

SPACE SIZE

SPACES	SPACE SIZE
Suite A-300	1,675 SF
Suite A-318	862 SF
Suite A-320	2,074 SF
Suite B-224	1,460 SF
Suite B-229	721 SF
Suite B-325	1,558 SF
Suite C-350	1,853 SF
Suite C-357	608 SF
Suite C-444	11,208 SF

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FOR LEASE

10200 East Girard Avenue - Buildings A, B, C
Denver, CO 80231



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For more information, please contact:

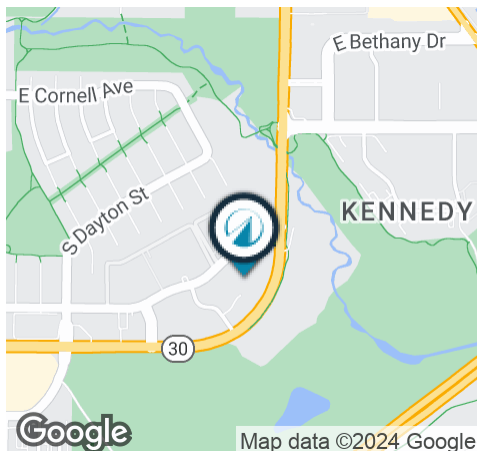
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AREA DEMOGRAPHICS:



Population

1 Mile	1,068
3 Mile	3,737
5 Mile	15,004



Households

1 Mile	403
3 Mile	1,480
5 Mile	6,680



Average HH Income

1 Mile	\$57,205
3 Mile	\$59,198
5 Mile	\$67,507

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