

For Lease

8532 Concord Center Drive | Englewood, CO 80112



Property Facts

Building Size	54,280 SF
Lot	5.75 AC
Office	±5,400 SF
Clear Height	24'
Column Spacing	36'x40'
Loading	3 Dock-High 1 Drive-In
Parking	91 Spaces
Sprinkler	ESFR
Power	2,500amps / 480v (TBV)
YOC/ Renovated	2006/2014
Lease Rate	Contact Brokers
OpEx	\$7.45/SF (2025 est.)

Open to Athletic Uses & Short Term Leases

Property Highlights

- ± 5,400 SF office finish with kitchen, restrooms, showers, mother's room, glassed-in offices, and glassed-in conference room
- Divisible to ± 10,000 SF
- Flexible lease term
- Perfect for dead storage and athletic uses
- Highly accessible location located with I-25 and E-470 access

For Lease Information, please contact:

Jackson Flanagin

jackson.flanagin@streamrealty.com

T 303.957.5301

Buzz Miller

buzz.miller@streamrealty.com

T 303.957.5302

Peter Beugg, SIOR

peter.beugg@streamrealty.com

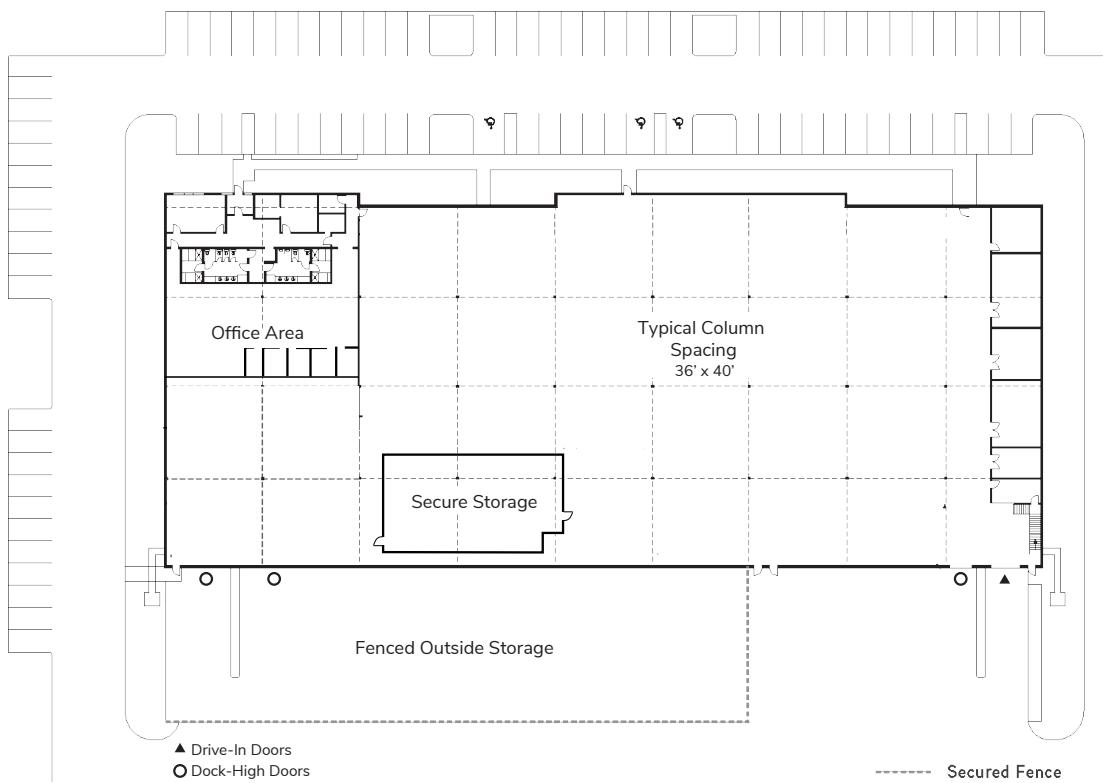
T 303.957.5320

For Lease



8532 Concord Center Drive | Englewood, CO 80112

Floor Plan



Aerial Map



For Lease Information, please contact:

Jackson Flanigin

jackson.flanigin@streamrealty.com

T 303.957.5301

Buzz Miller

buzz.miller@streamrealty.com

T 303.957.5302

Peter Beugg, SIOR

peter.beugg@streamrealty.com

T 303.957.5320

