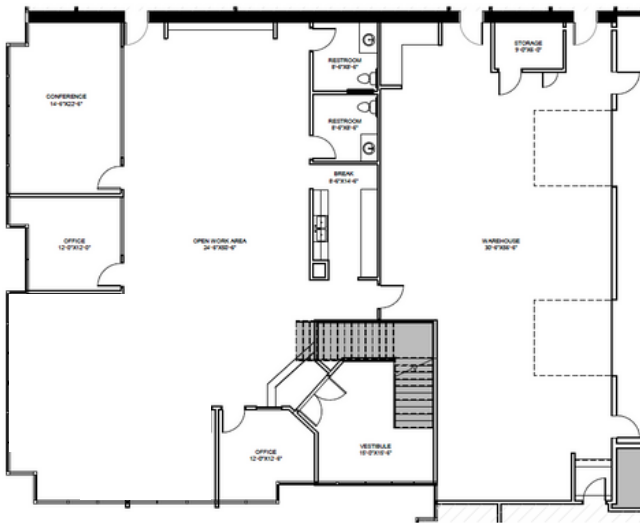


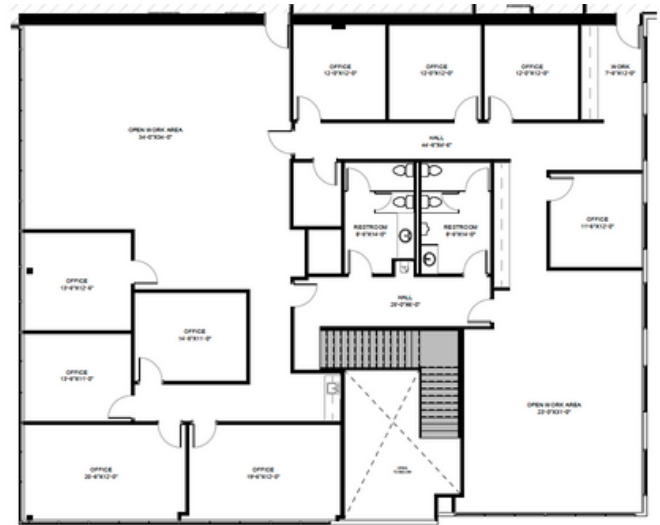
11211 E ARAPAHOE RD, ENGLEWOOD, CO



GROUND FLOOR



2ND FLOOR



SUITE 1200 SUMMARY

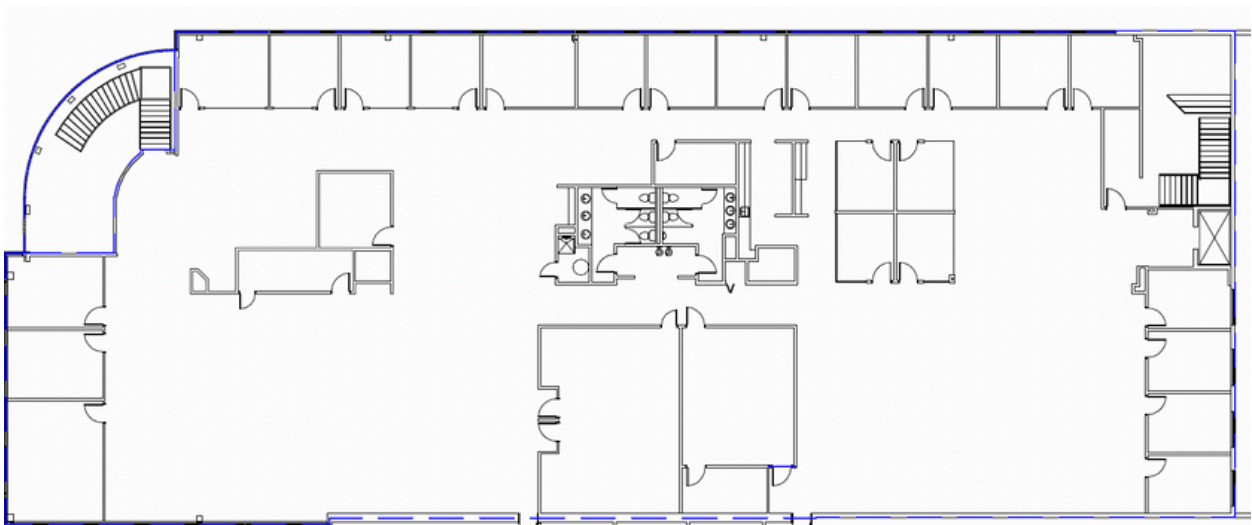
TOTAL SF:	10,450	CLEAR HEIGHT:	16'
OFFICE/WAREHOUSE %	60% / 40%	DRIVE-IN OHD:	2 (10' X 12')

SUITE 2100

11211 E ARAPAHOE RD, ENGLEWOOD, CO



2ND FLOOR



SUITE 2100 SUMMARY

TOTAL SF:	17,900	CLEAR HEIGHT:	12'
OFFICE/WAREHOUSE %	100 / 0%	ELEVATORS:	1

AVAILABLE FOR SALE

11211 E ARAPAHOE RD, ENGLEWOOD, CO

FOR SALE	SUITE 1200	SUITE 2100	SUITE 1200 + 2100
Total SF	10,450	17,900	28,350
Office %	60%	100%	85%
Warehouse %	40%	0%	15%
Clear Height	16'	12'	12-16'
Loading	(2) Drive-In OHD	-	(2) Drive-In OHD
Sales Price	\$ 2,495,000	\$ 2,250,000	\$ 4,745,000
Price/SF	\$ 239	\$ 126	\$ 167

