

RAMPART CENTER

SINGLE-STORY OFFICE/FLEX SPACE



FOR LEASE

10' Ceiling Heights



Site Plan



Efficient use of space



RAMPART CENTER

- >7173 S. Havana Street (Building A)
- >7245 S. Havana Street (Building B)
- >7150 S. Fulton Street (Building C)

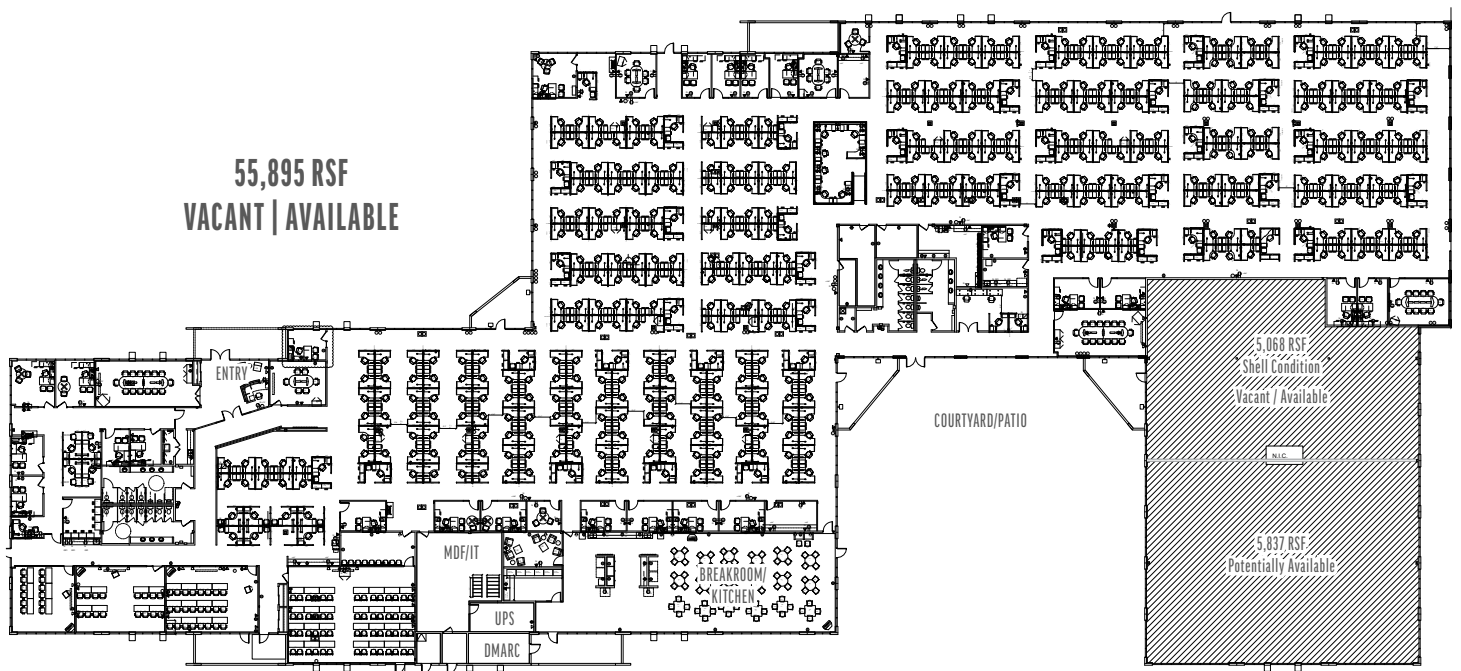
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- >Lease Rate: \$14.50/SF NNN
 - >Sale Pricing (Building C): \$11,700,000
 - >Parking: 5:1,000 SF
 - >Operating Expenses: \$6.76/SF (2019)
 - >Year of Construction: 1999
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7150 S. FULTON STREET | BUILDING C

BUILDING C:

- >66,800 SF Available (divisible to $\pm 25,000$ SF)
- >Building available for sale or lease
- >Existing, high-density call center buildout
- >100% Office
- >Grade-level loading available
- >Existing back-up genset, UPS, and Comcast/Centurylink fiber
- >500KW generator, 800 amps, 996 gallon diesel tank with a run time of 153.9 hrs
- >300KVA UPS Liebert
- >5/1,000 SF Parking
- >Sprinklered



7245 S. HAVANA STREET | BUILDING B

BUILDING B:

- >11,959 SF Available
- >Up to 100% Office
- >Available September 1, 2019
- >Loading possible
- >Exterior patio space in courtyards
- >5/1,000 SF Parking
- >14' to structure for open ceiling creative office space
- >White-boxed condition



ABOUT THE LOCATION

- > Abundant services & amenities within walking distance
- > Access to and from Dry Creek light rail station via call-n-ride
- > Premium location at Dry Creek & I-25

Modern Design in Park-Like Setting



Flexible Floorplans





PARKING



5 SPACES/1,000 SF

TRANSPORTATION



10 MINUTE WALK TO LIGHT RAIL
ONSITE RTD CALL-N-RIDE PICK UP

ACCESS



.6 MILES TO I-25

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