

# HAVANA 37

3700 HAVANA STREET

NEW LEASING INCENTIVE:  
**1 YEAR FREE RENT!**



150,532 SF  
INFILL DENVER  
BUSINESS  
PARK

NEWMARK



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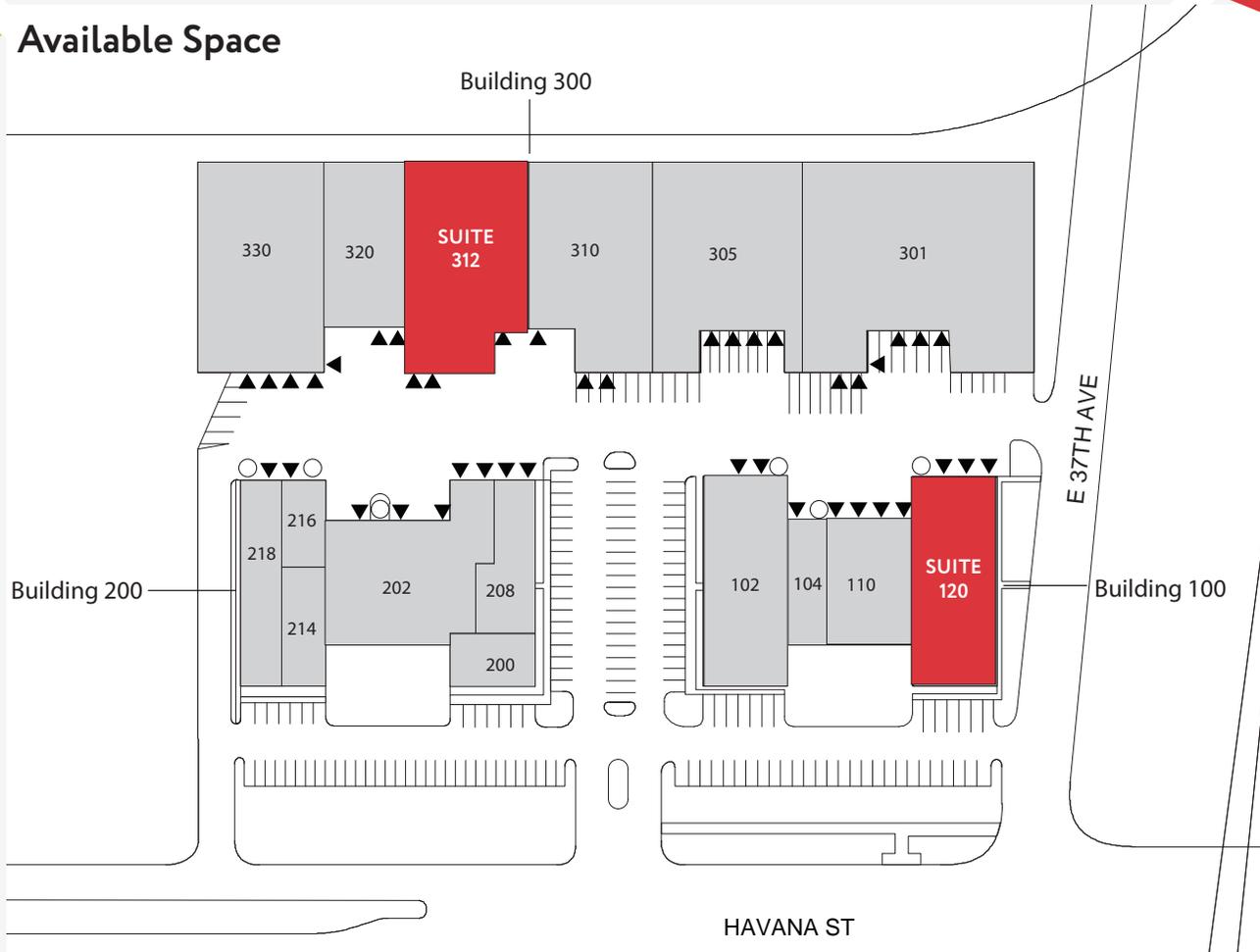
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**\*50% OFF BASE RENT FOR FIRST TWO YEARS.  
5-YEAR MINIMUM LEASE TERM.**

## 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	\$9.50/SF	\$4.93/SF
312	14,336 SF	1,026 SF	18'	4 Docks	Immediately	\$8.50/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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**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

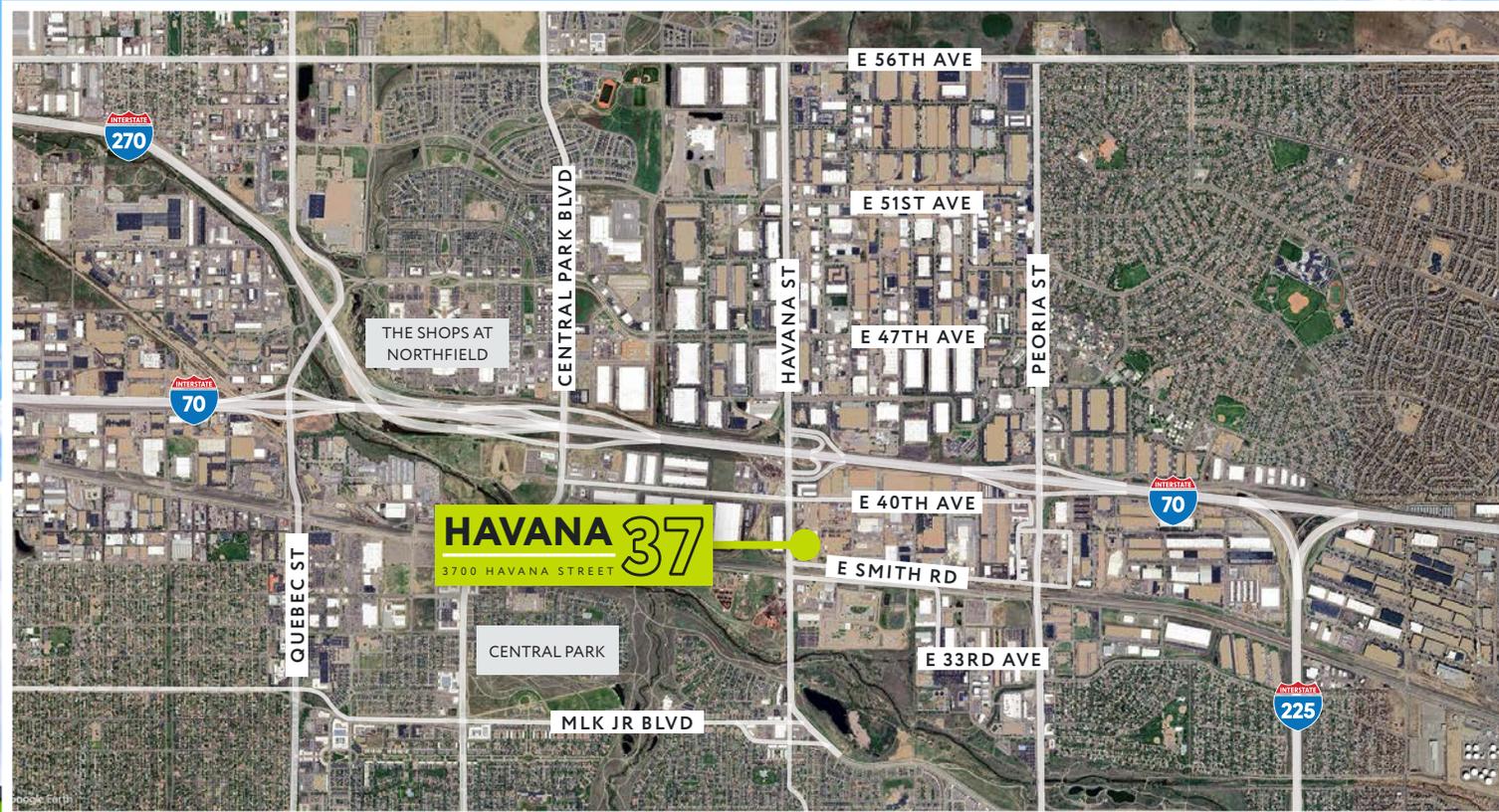
Zoning I-2

Loading Dock High & Drive-In

Sprinklers General Duty

Parking 2:1,000 SF





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**NEWMARK**



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