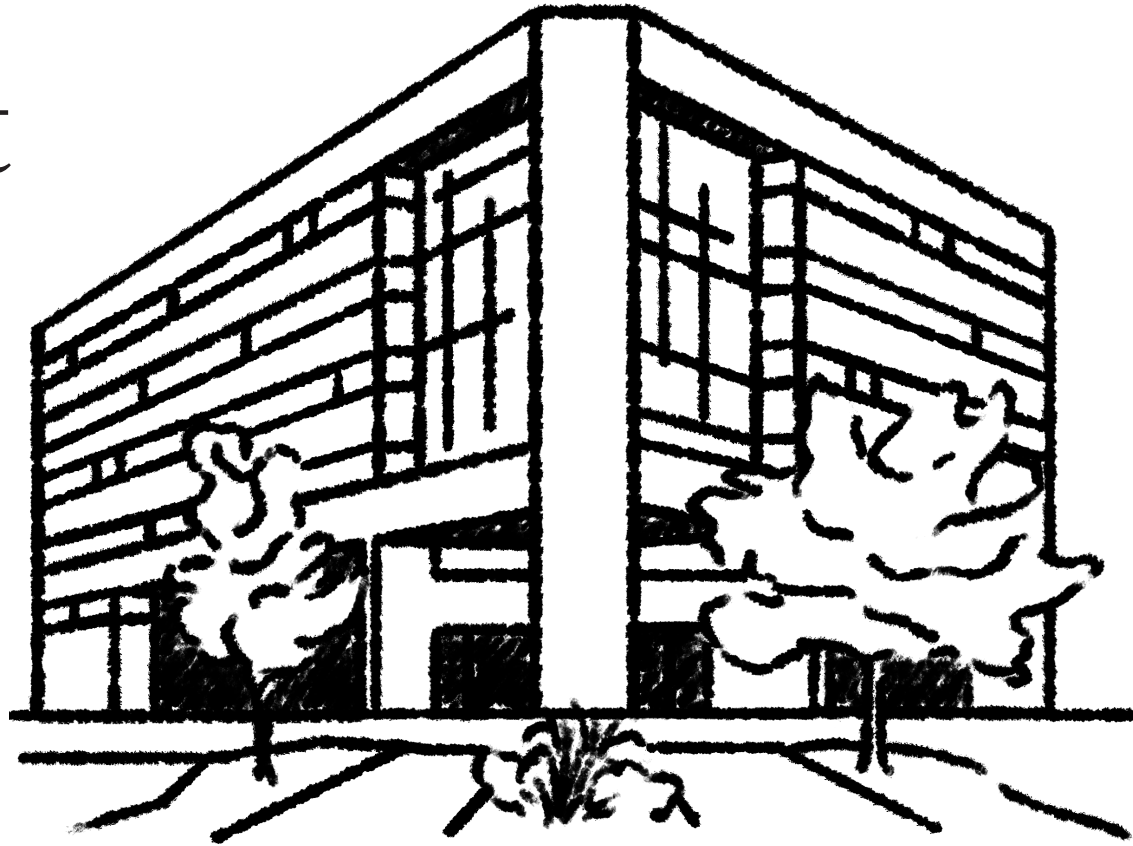




Rampart Office Plaza

6855 South Havana Street
Denver, CO 80112



About

- High-identity building prominently visible from the busy Arapahoe road corridor
- Ground floor retail opportunity with building signage available
- Located near several hotels, retail, recreation, and dining options
- Close proximity to Denver Tech Center, I-25, Centennial Airport, and Park Meadows Mall
- Ample parking and on-site building engineering/maintenance
- On-site amenities include showers/locker rooms, a gym, a conference room, and a break room

Details

ADDRESS	6855 S. Havana Street
CITY + COUNTY	Centennial, Arapahoe
NUMBER OF FLOORS	6
APPROX. FLOOR PLATE	16,548 SF
CONSTRUCTED	1984
OWNER	KEW Realty Corporation
PARKING	4:1,000, 450 Spaces

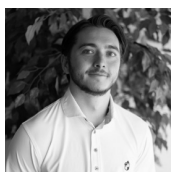
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Availability

SUITE	SF	RATE/SF	DETAILS
220	2,315	18.50/SF	This 2nd floor suite includes 4 private offices, a conference room, 3 workstations, a kitchen, and a storage closet.
230	4,334	18.50/SF	This 2nd floor suite includes several large conference rooms, private offices, a lobby/seating area, a kitchen, storage closets, and open workspaces.
260	2,620	18.50/SF	This 2nd floor suite has 7 private offices, a conference room, a kitchen, a storage closet, and a large open workspace.
300	8,298	18.50/SF	This 3rd floor suite has 13 private offices with city views. Includes a reception area, a kitchen, large open workspace, 2 conference rooms, and storage closets.
420	6,856	18.50/SF	This 4th floor suite includes 7 private offices, several open/enclosed workspaces, 2 large conference rooms, a kitchen, and a storage room.
430	3,541	18.50/SF	This 4th floor suite has several private offices, a conference room, an entry/reception area, a kitchen, storage rooms, and an open workspace area. Contiguous with suite 420 for a total of 10,395 SF.
450	1,100	18.50/SF	This 4th floor suite includes an entry/reception area and 2 private offices.
590	2,603	TBD	UPCOMING SPEC SUITE: This 5th floor suite has a large conference room, 5 private offices, an open workspace, a small kitchen, an entry area, and storage closet. Option to build-to-suit or occupy as move-in ready.



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