



±21,127 - 53,119 SF AVAILABLE

7901 S Potomac St | Building 2 | Suite 900 | Englewood, CO 80112



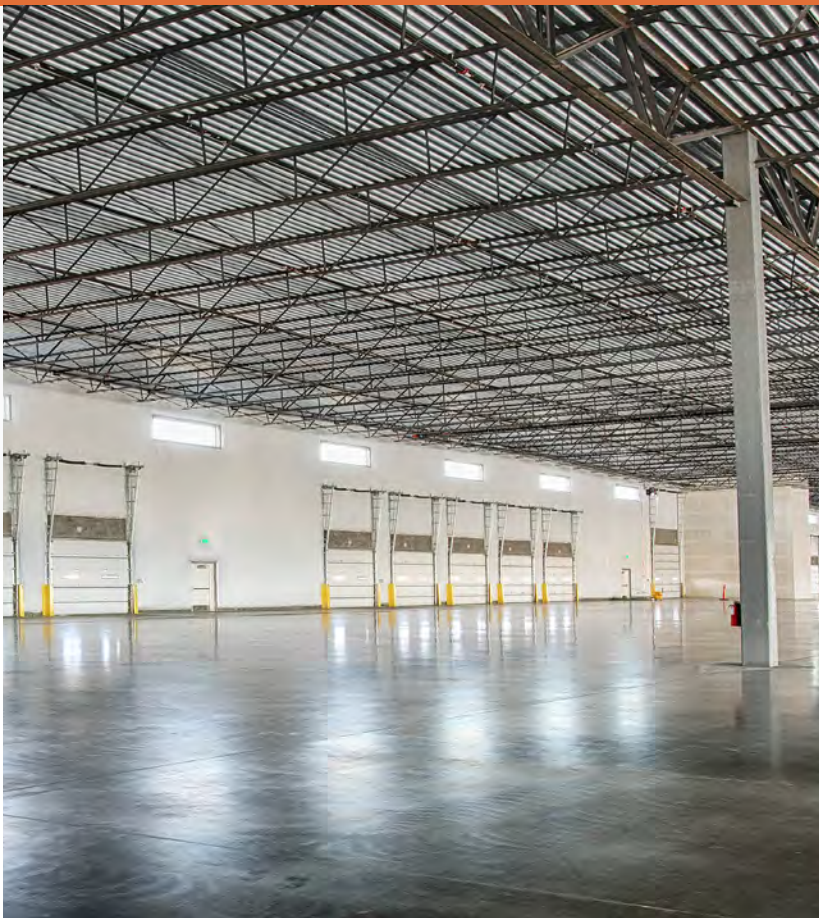
**SPEC SUITE COMPLETE!
READY FOR IMMEDIATE OCCUPANCY!**



BUILDING SPECIFICATIONS

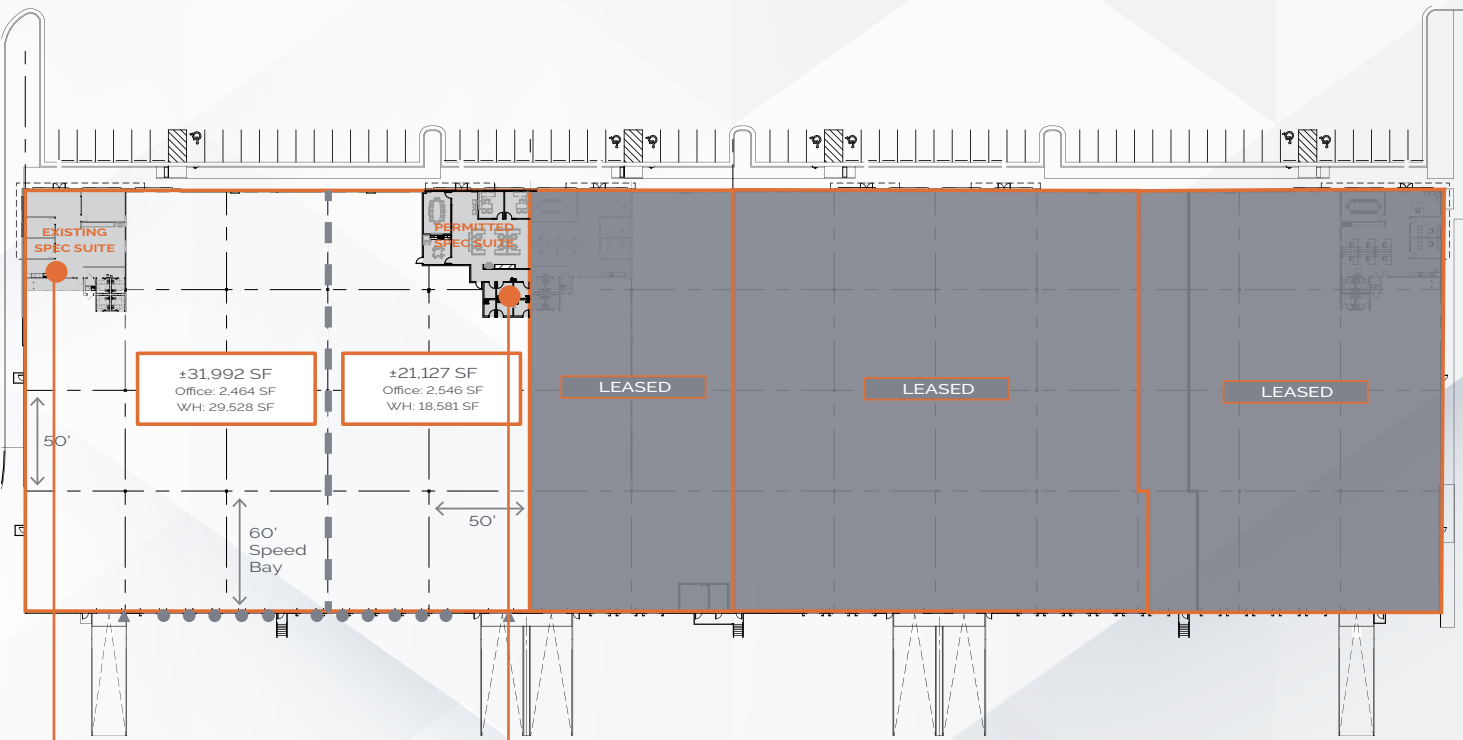


Available Space	±53,119 SF (divisible to ±21,127 SF)
Building Size	±148,252 SF
Spec Office Suite	±2,539 SF
Loading	11 Dock-High Doors 2 Drive-In Doors
Clear Height	30'
Truck Court	±205'
Year Built	2020
Zoning	PUD-MU
Parking	1.84 : 1,000 SF
Power	400 amps / 480 volt / 3 phase
Column Spacing	50' x 50' with 60' Speed Bay
Lease Rate	Contact broker
OPEX	\$5.98 / SF (2025)
Highlights	– Spec office & warehouse lights – ESFR sprinkler – Clerestory – Dock seals on all dock high doors

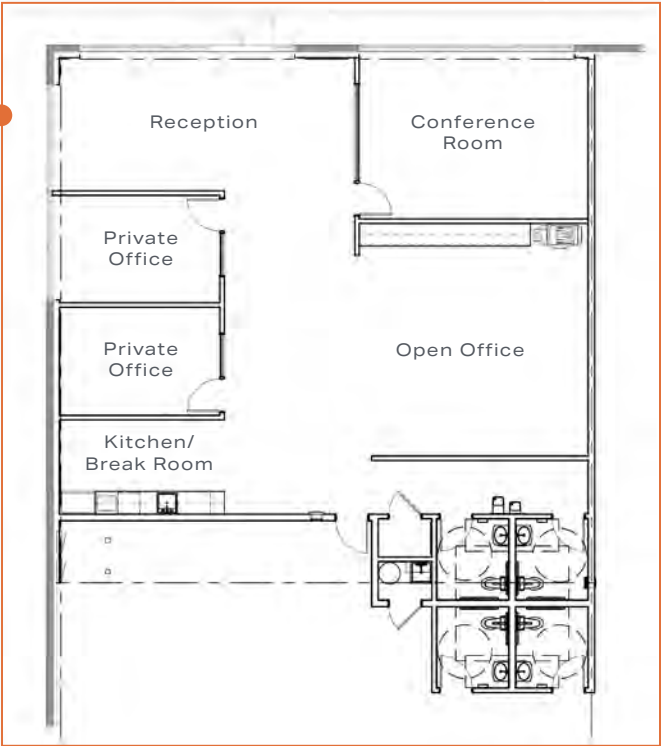


FLOOR PLAN

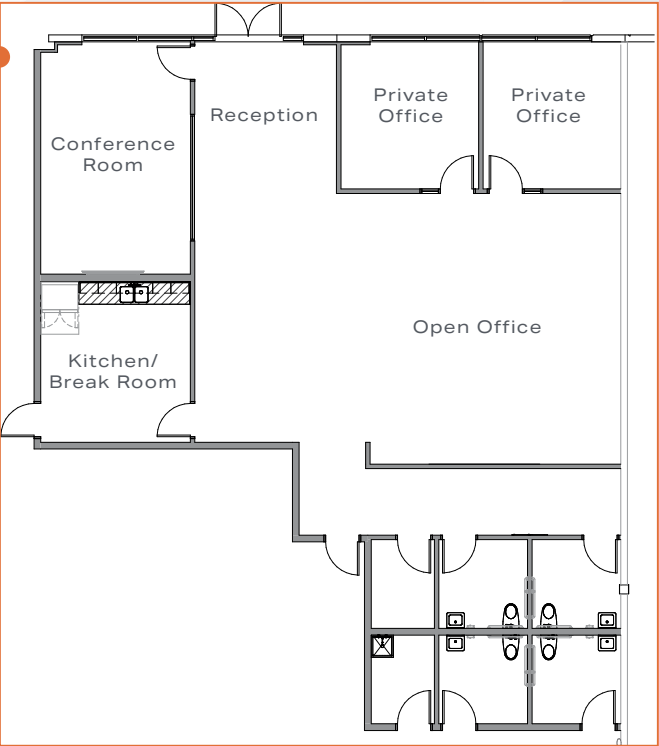
SCAN OR
CLICK FOR
360 TOUR!



EXISTING SPEC SUITE



PERMITTED SPEC SUITE



Demising Wall

2 Drive-In Doors

11 Dock-High Doors



FOR LEASING INFORMATION:

PETER BEUGG, SIOR
peter.beugg@streamrealty.com
 303.957.5320

DOMINIC DIORIO, SIOR
dominic.diorio@streamrealty.com
 303.957.5321

BLAKE MCVEAN
blake.mcvean@streamrealty.com
 303.957.5343