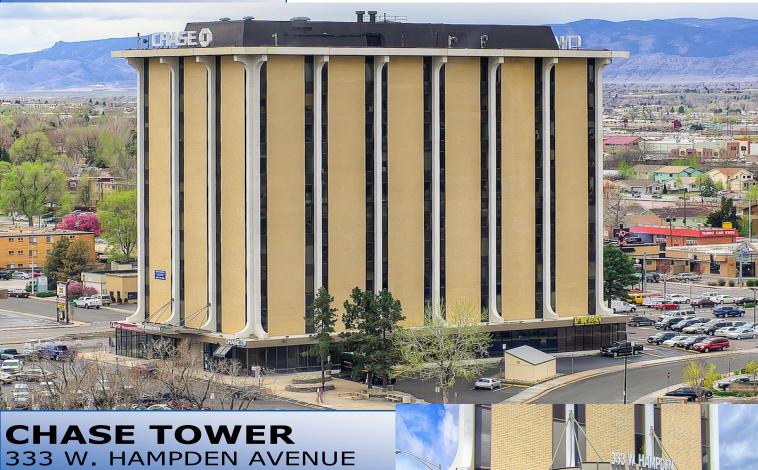
OFFICE FOR LEASE



HIGHLIGHTS

- Located in the heart of the Englewood City Center.
- RTD Englewood Station and Park-N-Ride within walking distance.
- Building has been completed updated.
- Building amenities include fitness center with locker rooms, free to tenants; conference rooms, on-site management, storage and abundant parking.
- Retail tenants include FedEx, Chase Bank, Chipotle and At the Beach.
- Highly visible location at the corner or Hampden and Cherokee.
- Great views of Downtown Denver and the mountains.
- Swedish Medical Center is east of the building.
- Easily accessible by I-25, Highway 285 & 85 (Santa Fe Drive) and Federal Blvd. (88).



\$18.50-\$19.50 Full Service Rate

Full service lease rate - all expenses included.

PROPERTY STATISTICS			
BUILDING		<u>SITE</u>	
SIZE	126,715	SITE SIZE	1.721 acres
YOC	1970	PARKING	Surface
MATERIALS	Concrete	ZONING	Commercial General

FOR MORE INFORMATION, PLEASE CALL:

John V. Propp, CCIM-303/692/1816 6565 S. Dayton St., Suite 3000, Greenwood Village, CO 80111

learn more at www.JohnProppCommercial.com







92 out of 100 - A walker's paradise!

Near Loaf N Jug, Big Lots, GNC, Walmart, Safeway and more.

Traffic Counts

Hampden east of Broadway is traveled by 62,291 vehicles per day.

Hampden east of Cherokee is traveled by 56,575 vehicles per day.

Broadway south of Hampden is traveled by 30,702 vehicles per day.