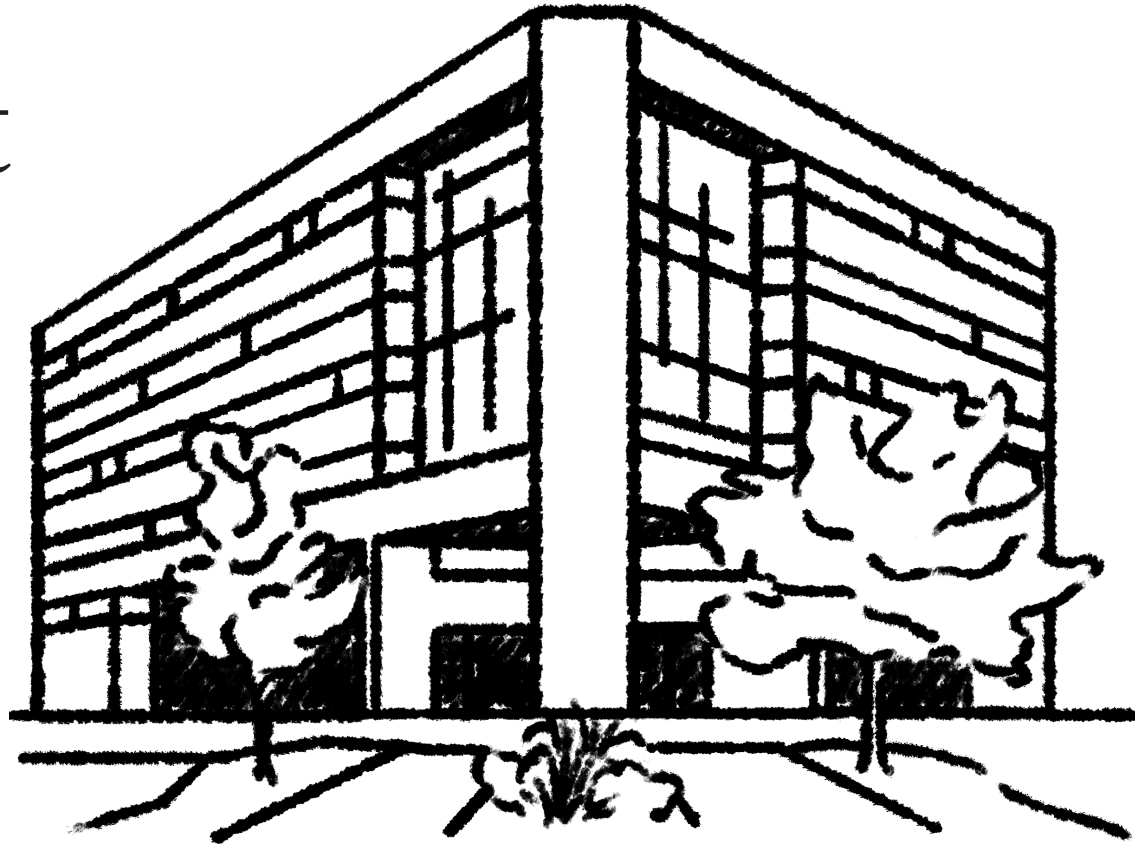




# Rampart Office Plaza

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



KEW Realty  
Corporation

300 S Jackson St #550  
Denver, Colorado 80209

[kewrealty.com](http://kewrealty.com)

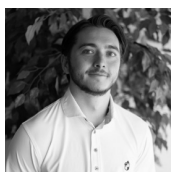
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## Availability

SUITE	SF	RATE/SF	DETAILS
100	1,834	24.00/SF	Ground level office/retail space with visible building signage from Arapahoe Rd. Twelve-foot ceilings with floor-to-ceiling glass. Perfect for a coffee shop or small business, this is a blank slate to create your ideal space.
220	2,315	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.
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.
520	3,100-5,703	18.50/SF	This 5th floor suite has 8 private office with city/mountain views. Includes a lobby/reception area, conference room, open workspaces, kitchen, and storage closets.
590	2,603-5,703	18.50/SF	This 5th floor suite has a large open workspace, 12+ person conference room, and kitchen. This space is contiguous with Suite 520 for a total of 5,703 SF, or landlord can deliver a custom build-to-suit.
635	915	18.50/SF	This 6th floor suite includes 2 private offices and an open reception/waiting area.
B30	4,124	11.50/SF	This basement space is perfect for a exercise facility, basement office, or storage.



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Leasing Manager

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