

# FLEX UNIT FOR LEASE OR SALE

8678 Concord Center Drive - Unit 200  
Englewood, CO

## CONCORD COMMONS



### PROPERTY FEATURES

AVAILABLE SF:	± 8,508 SF
BUILDING SF:	± 17,104 SF
LOT SIZE:	± 0.71 Acres
YEAR BUILT:	2005
CLEAR HEIGHT:	14'
POWER:	3 Phase Power
LOADING:	1 Drive-in Door
COLUMNS:	49' x 50'
SPRINKLERS:	Yes
TAXES:	\$2.58 / SF (2020)



### ECONOMIC DATA

#### For Sale / For Lease:

Please Call Broker for Details

#### CONTACT:

Kirk Vanino

kvanino@lee-associates.com

C 303-250-4760

Matt Nora

mnora@lee-associates.com

C 720-295-4353



# FLEX UNIT FOR LEASE OR SALE

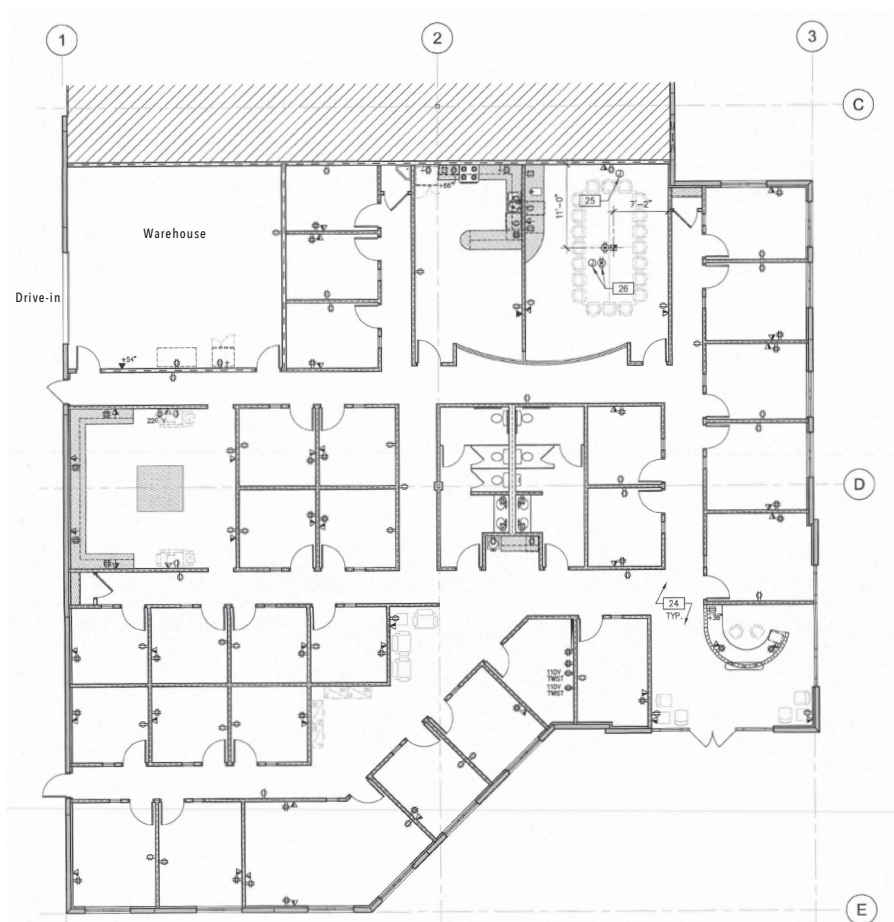
8678 Concord Center Drive - Unit 200  
Englewood, CO

## BUILDING HIGHLIGHTS

- Located in Denver's prime Southeast submarket
- Excellent E-470 location, fronting Compark Boulevard
- Abundant parking, 32 free surface spaces available
- Flexible options
- Concrete tilt construction
- Class B flex / light manufacturing



## FLOOR PLAN



### CONTACT:

**Kirk Vanino**  
kvanino@lee-associates.com  
C 303-250-4760

**Matt Nora**  
mnora@lee-associates.com  
C 720-295-435

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.