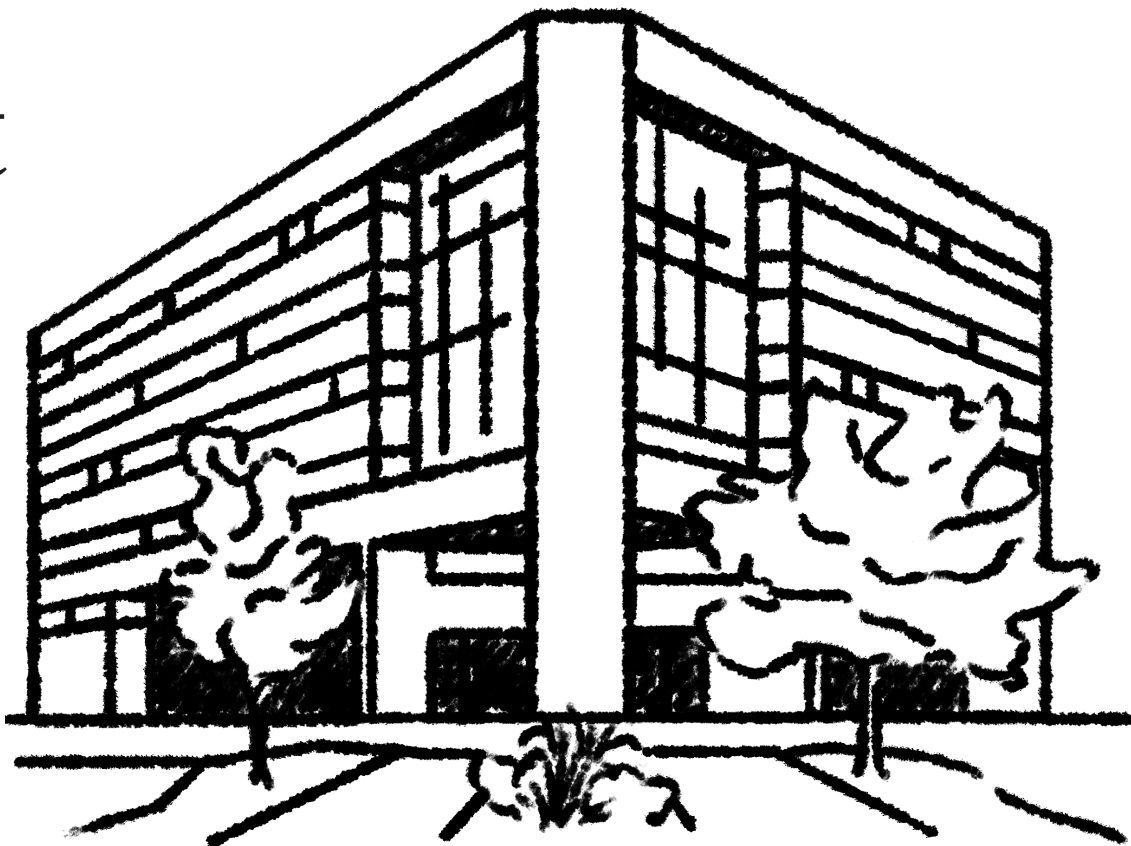




Rampart Office Plaza

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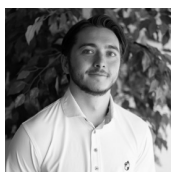
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Availability

SUITE	SF	RATE/SF	DETAILS
180	1,490	20.00/SF	This 1st floor suite has 4 private offices, an open office/storage area, a small kitchen, and a reception area.
200	828	18.50/SF	This 2nd floor suite includes 2 private offices, an open reception/waiting area, and a sink.
260	2,620	18.50/SF	This 2nd floor suite has 7 private offices, a conference room, a kitchen, and a storage closet.
275	1,429	18.50/SF	This 2nd floor suite includes 4 private offices, a conference room, and an entry/reception area.
300	8,298	18.50/SF	This 3rd floor suite has 13 private offices, a kitchen, a large open workspace, 2 conference rooms, and storage.
400	3,591	18.50/SF	This 4th floor suite includes 6 private offices, a large conference room, a kitchen, storage closet, and a large open workspace area.
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.
450	1,100	18.50/SF	This 4th floor suite includes an entry/reception area and 2 private offices.
570	3,446	18.50/SF	This 5th floor suite includes 9 private offices, a kitchen, and storage closets.
590	2,603	21.50/SF	SPEC SUITE: This newly renovated 5th floor suite has a large conference room, 5 private offices, a kitchen, an entry/reception area, and a storage closet.
610	2,158	19.50/SF	This 6th floor suite has 5 private offices, a large glass conference room, a kitchen, and an entry/reception area.



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