



For Lease

8532 Concord Center Drive | Englewood, CO 80112

Fenced Outside Storage



Property Facts

Building Size	54,280 SF
Lot	5.75 AC
Office	±5,400 SF
Clear Height	24'
Column Spacing	36'x40'
Loading	3 Dock-High 1 Drive-In
Parking	91 Spaces
Sprinkler	ESFR
Power	2,500amps / 480v (TBV)
YOC/ Renovated	2006/2014
Lease Rate	Contact Brokers
OpEx	\$7.45/SF (2025 est.)

Open to Athletic Uses & Short Term Leases

Property Highlights

- ± 5,400 SF office finish with kitchen, restrooms, showers, mother's room, glassed-in offices, and glassed-in conference room
- Flexible suite sizes
- Short-term lease options
- Highly accessible location with easy I-25 and E-470 access
- Ideal for dead storage and athletic users
- Fenced outside storage yard

For Lease Information, please contact:

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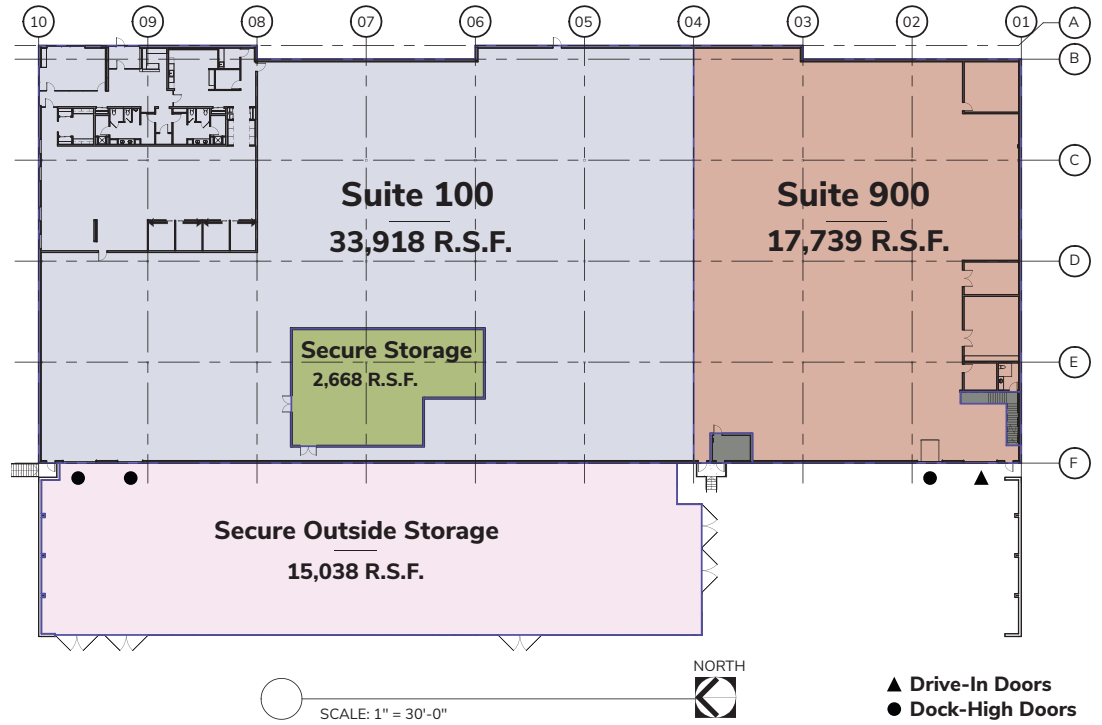


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Proposed Floor Plan



Aerial Map



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