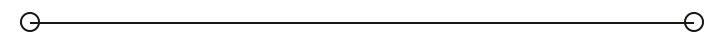


FOR LEASE

Denver Airport Business Park

6860, 6890 ARGONNE ST

Denver, CO 80249



PRESENTED BY:

JEFF HEINE

O: 303.937.4492

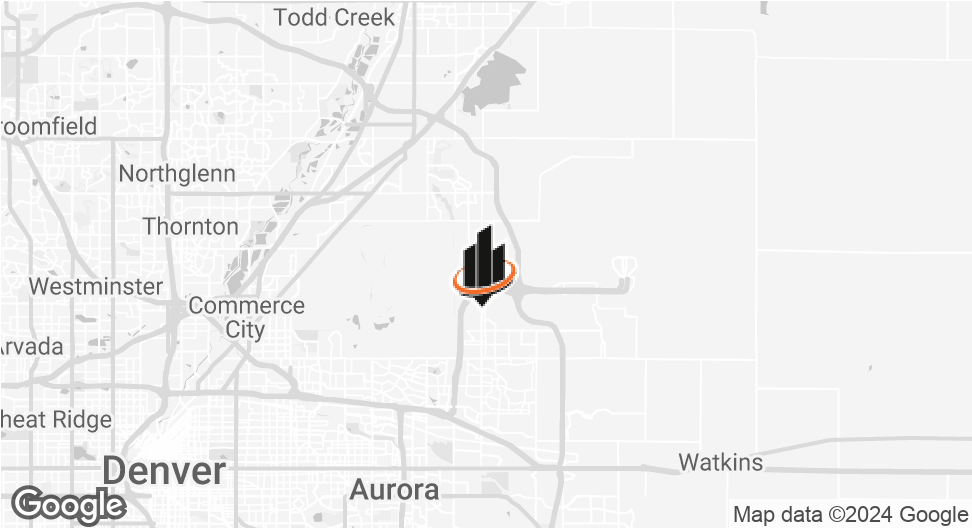
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SMALL BAY FLEX/INDUSTRIAL, OFFICE SUITES FOR LEASE



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	91,484 SF
AVAILABLE SF:	2,752 - 5,390 SF
LOT SIZE:	6.61 Acres
YEAR BUILT:	2008
ZONING:	C-MU-30
SUBMARKET:	DIA / East I-70

PROPERTY OVERVIEW

SVN | Denver Commercial, as exclusive advisor, is pleased to present the opportunity to lease at the Denver Airport Business Park, a high-image, professional flex/industrial/office park located in close proximity to Denver International Airport.

PROPERTY HIGHLIGHTS

- High image, professional business park setting
- Amazing proximity and access to DIA, The Gaylord, new Pepsi development, and more
- 6860 Unit D is 2,752SF Office. 6890 Unit A is 5,390SF office/warehouse. Units can be leased together for 8,142SF of office/warehouse.

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AVAILABLE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	8,142 SF	LEASE RATE:	Subject to quote

AVAILABLE SPACES

SUITE SIZE (SF) LEASE RATE DESCRIPTION

6890 Argonne St Unit A	5,390 SF	Negotiable	Located within the Denver Airport Business Park, 6890 Argonne St Unit A consists of 5,390 SF of functional, high-image office/warehouse space. This space comes with multiple drive in doors, each 12x14', and a 24' clear height in the warehouse. There are two private offices, a conference room, a kitchenette, and private restrooms.
6860 Argonne Unit D-2	2,752 SF	Negotiable	Located within the high image Denver Airport Business Park, 6860 Argonne Unit D-2 is 2,752SF of fully built out, high image, professional office space. Complete with a private restroom, a conference room, one private office, and a large open flexible spaces, with the ability to easily add a kitchenette, this unit is ready for immediate occupancy for your business.

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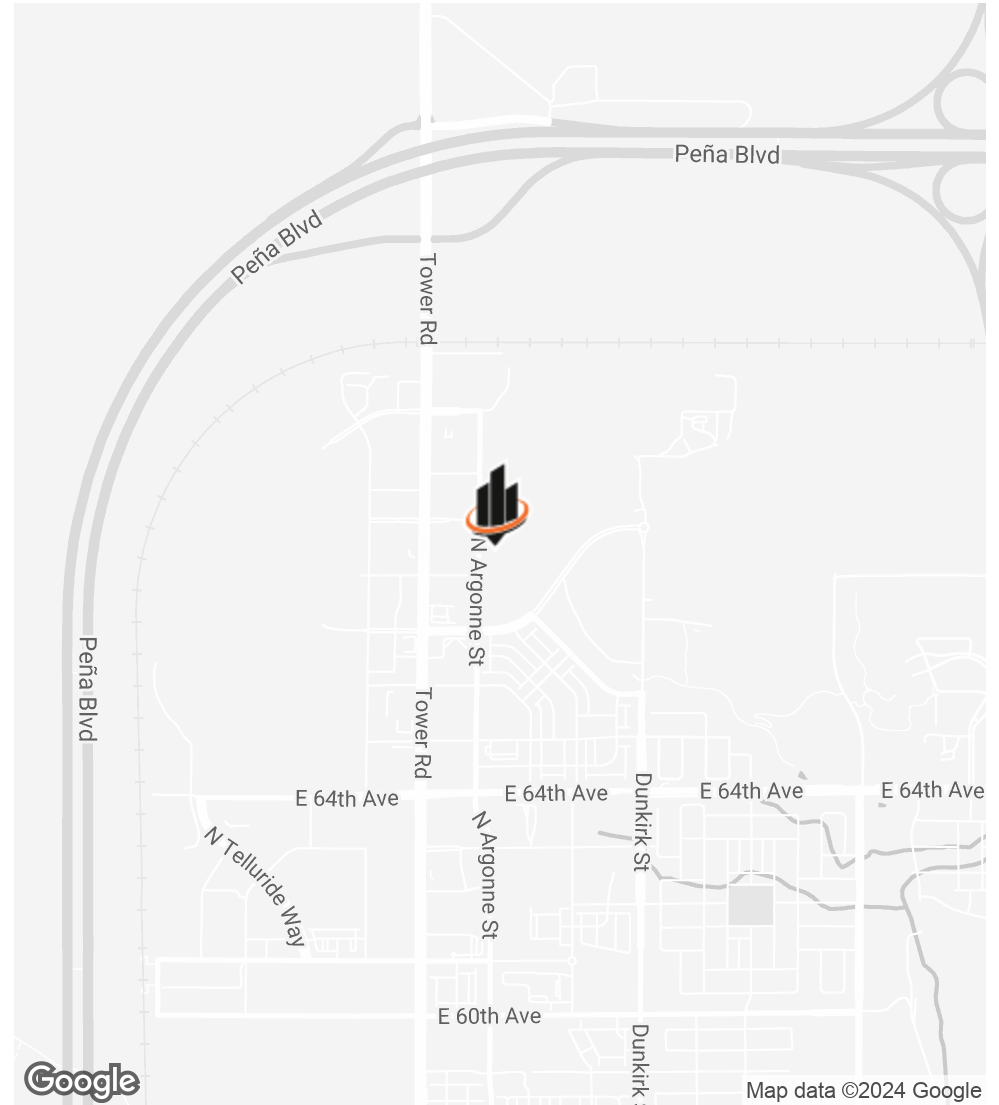
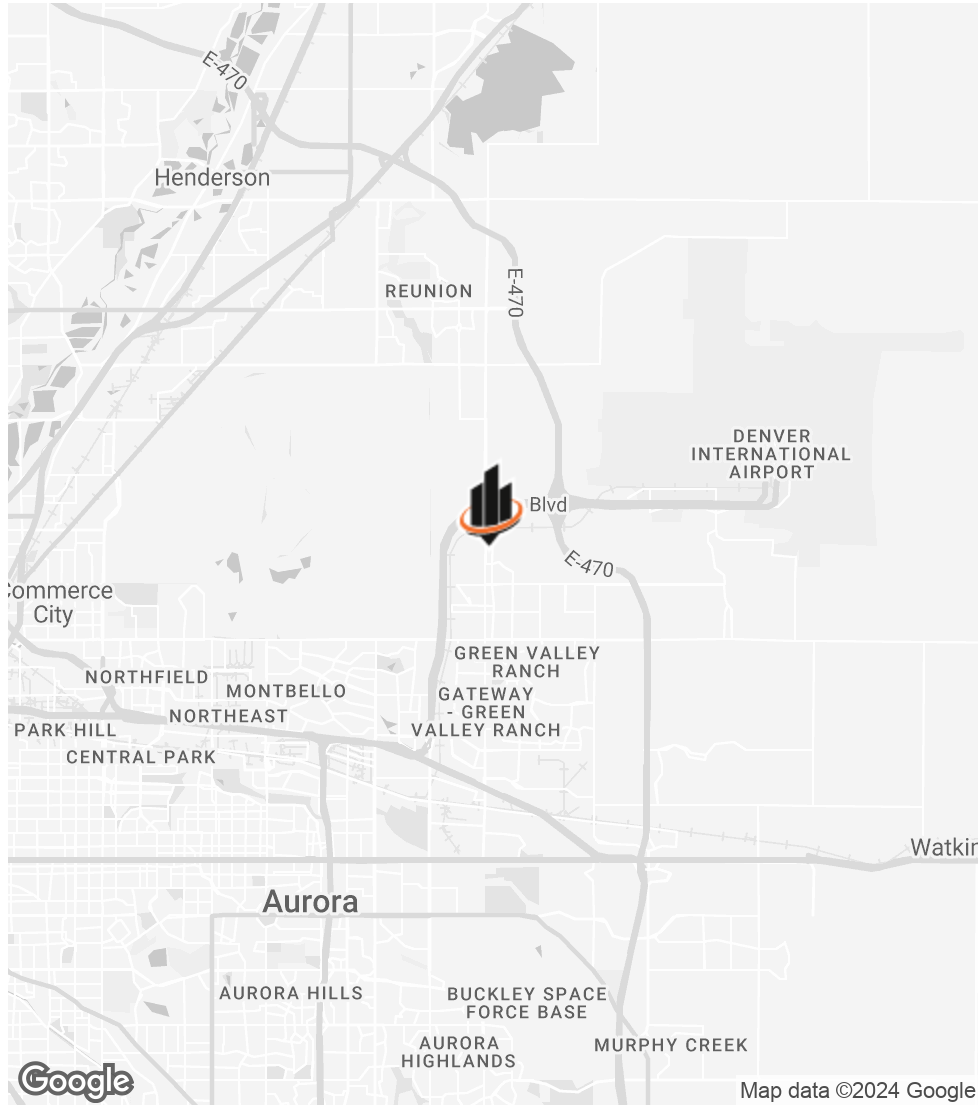
ADDITIONAL PHOTOS



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LOCATION MAP



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