

HAVANA 37

3700 HAVANA STREET

NEW LEASING INCENTIVE:
1 YEAR FREE RENT!



150,532 SF
INFILL DENVER
BUSINESS
PARK

NEWMARK



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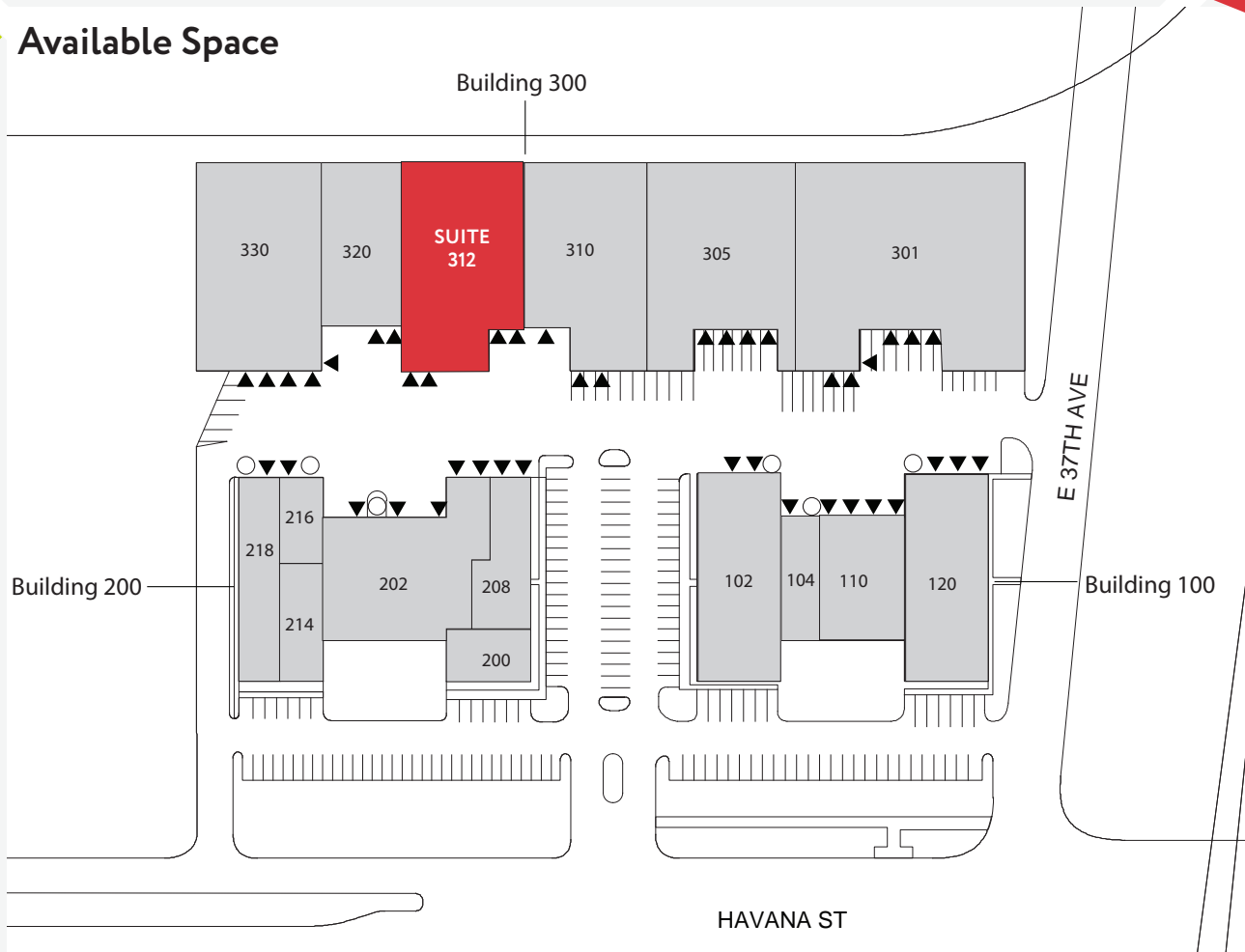
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Available Space



***50% OFF BASE RENT FOR FIRST TWO YEARS.
5-YEAR MINIMUM LEASE TERM.**



| Suite | Total SF | Office SF | Clear Height | Loading | Available | Lease Rate | Op/Ex |
|-------|-----------|-----------|--------------|---------|-------------|------------|-----------|
| 312 | 14,336 SF | 1,026 SF | 18' | 4 Docks | Immediately | \$8.50/SF | \$4.80/SF |

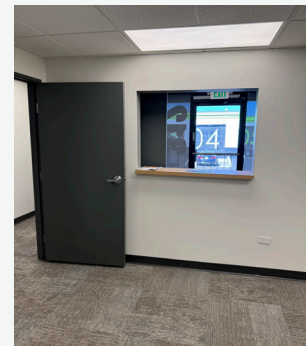
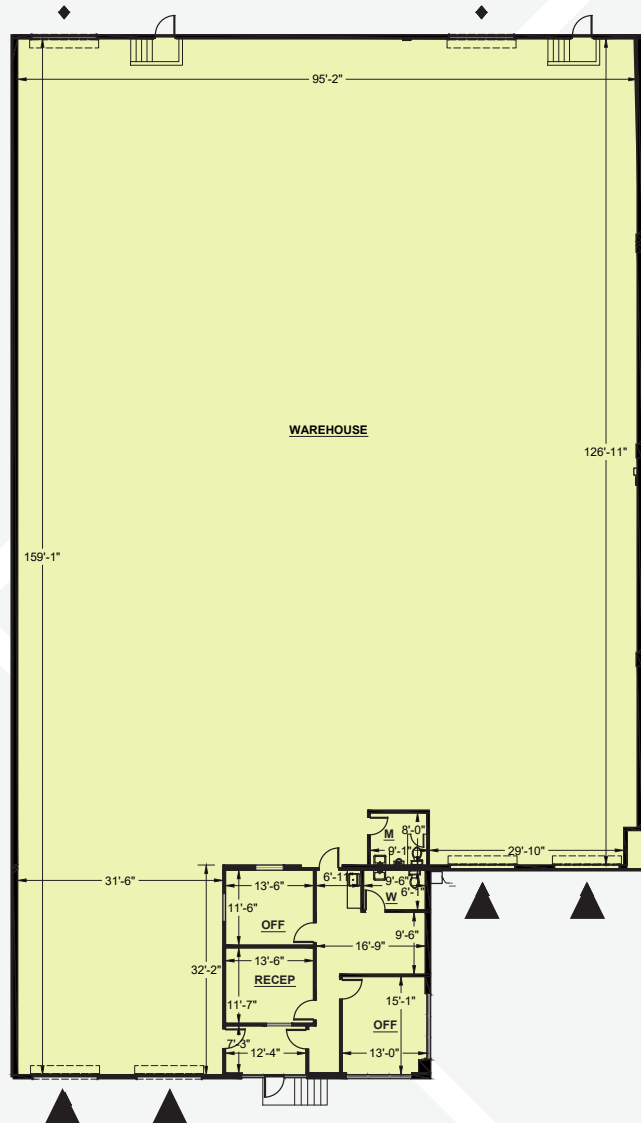
Power: 200 Amps 208 Volts, 3 Phase

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150,532 SF INFILL DENVER
BUSINESS PARK

| | |
|-----------------|-----------|
| Building | 300 |
| Suite | 312 |
| Total Available | 14,336 SF |
| Office Size | 1,026 SF |
| Clear Height | 18' - 20' |
| Dock Doors | 4 |
| Rail Doors | 2 |



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Centrally located business park just blocks off I-70. Fully renovated spaces include professional office and warehouse space with multiple loading options.

PROPERTY HIGHLIGHTS

Available SF 14,336 SF

Total Size 150,532 SF

Number of Buildings 3

City/County Denver / Denver

Year Built 1974

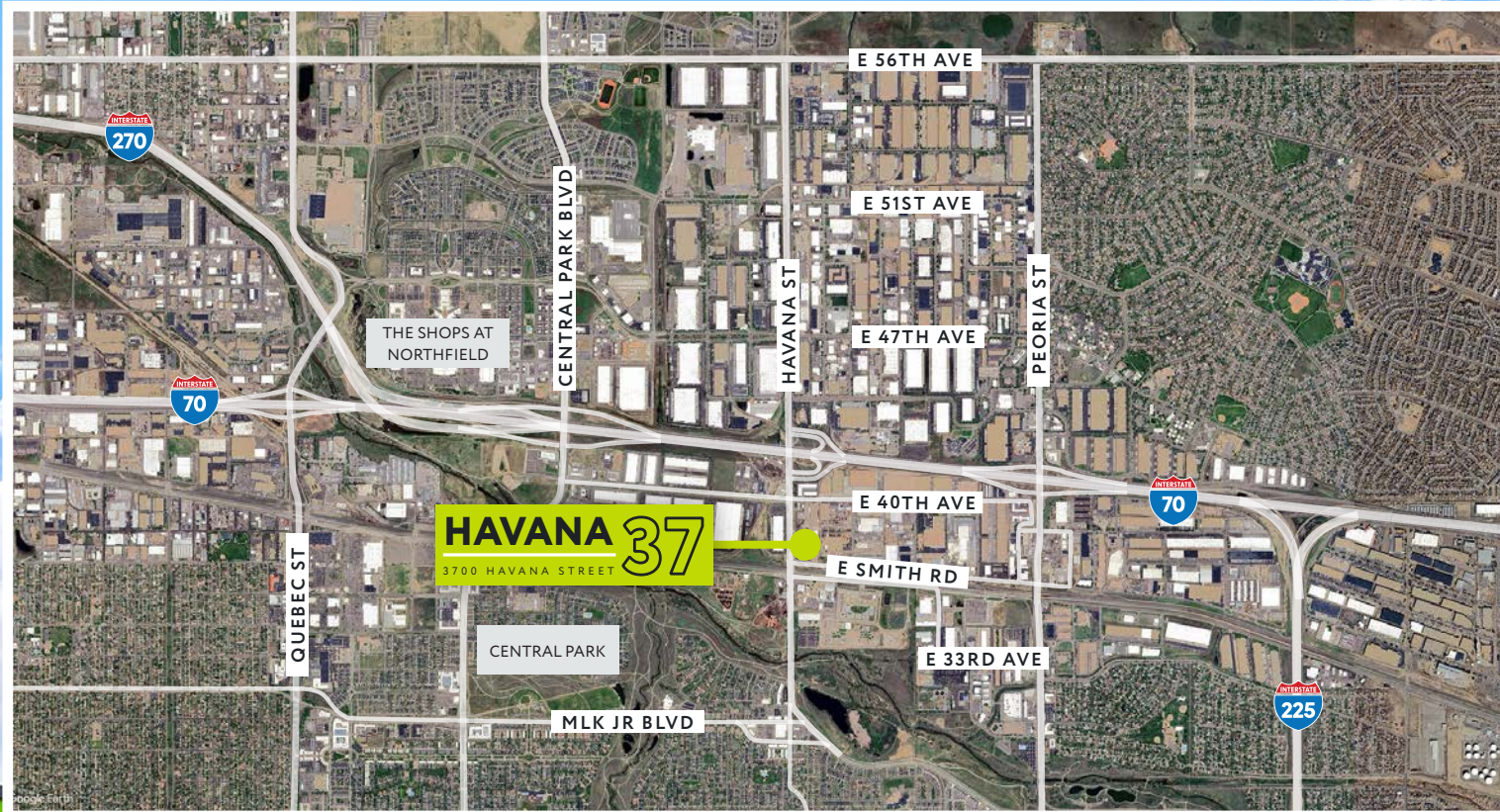
Zoning I-2

Loading Dock High & Drive-In

Sprinklers General Duty

Parking 2:1,000 SF





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