



For Lease

Office / Warehouse

Space Available
Unit 600: 12,534 SF

Concord Business Center
8585 Concord Center Drive
Englewood, CO 80112

Drive times:

- Downtown Denver: 25 minutes / 18 miles
- DIA: 30 minutes / 30 miles
- Colorado Springs: 50 minutes / 50 miles
- To I-70: 20 Minutes / 23 Miles

Light rail:

- 8 minutes to Lincoln & County Line Road Light Rail Stations

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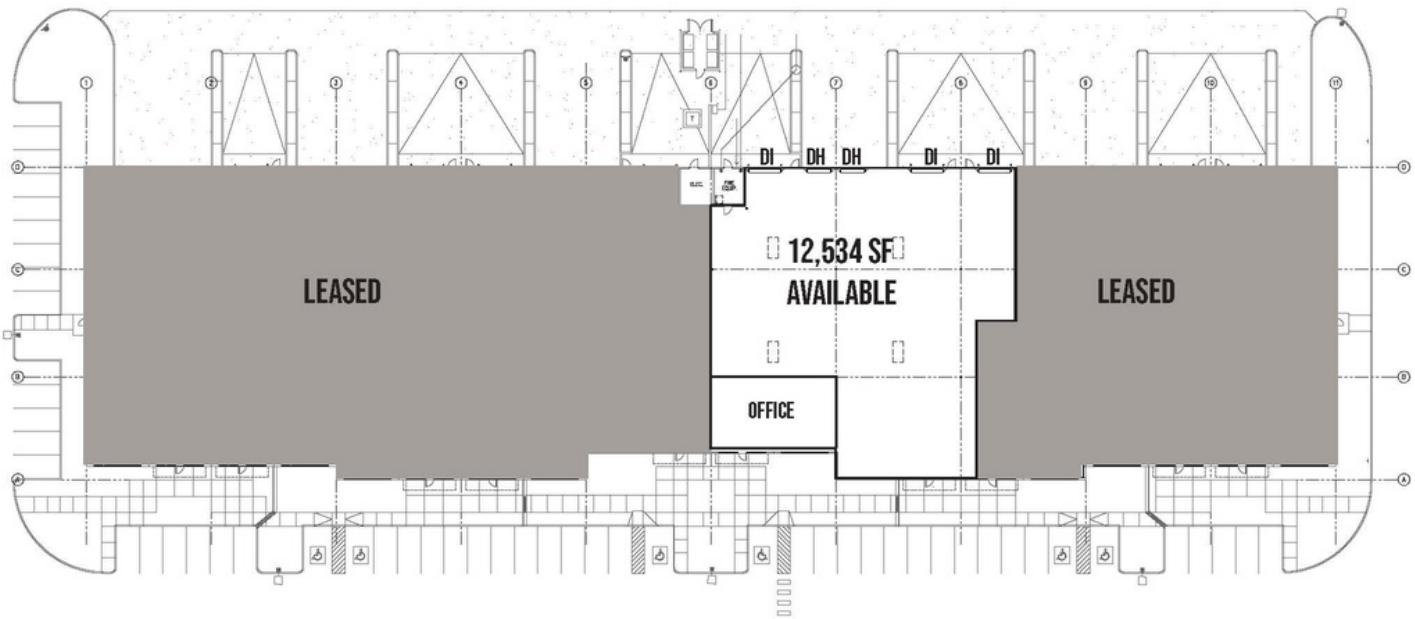
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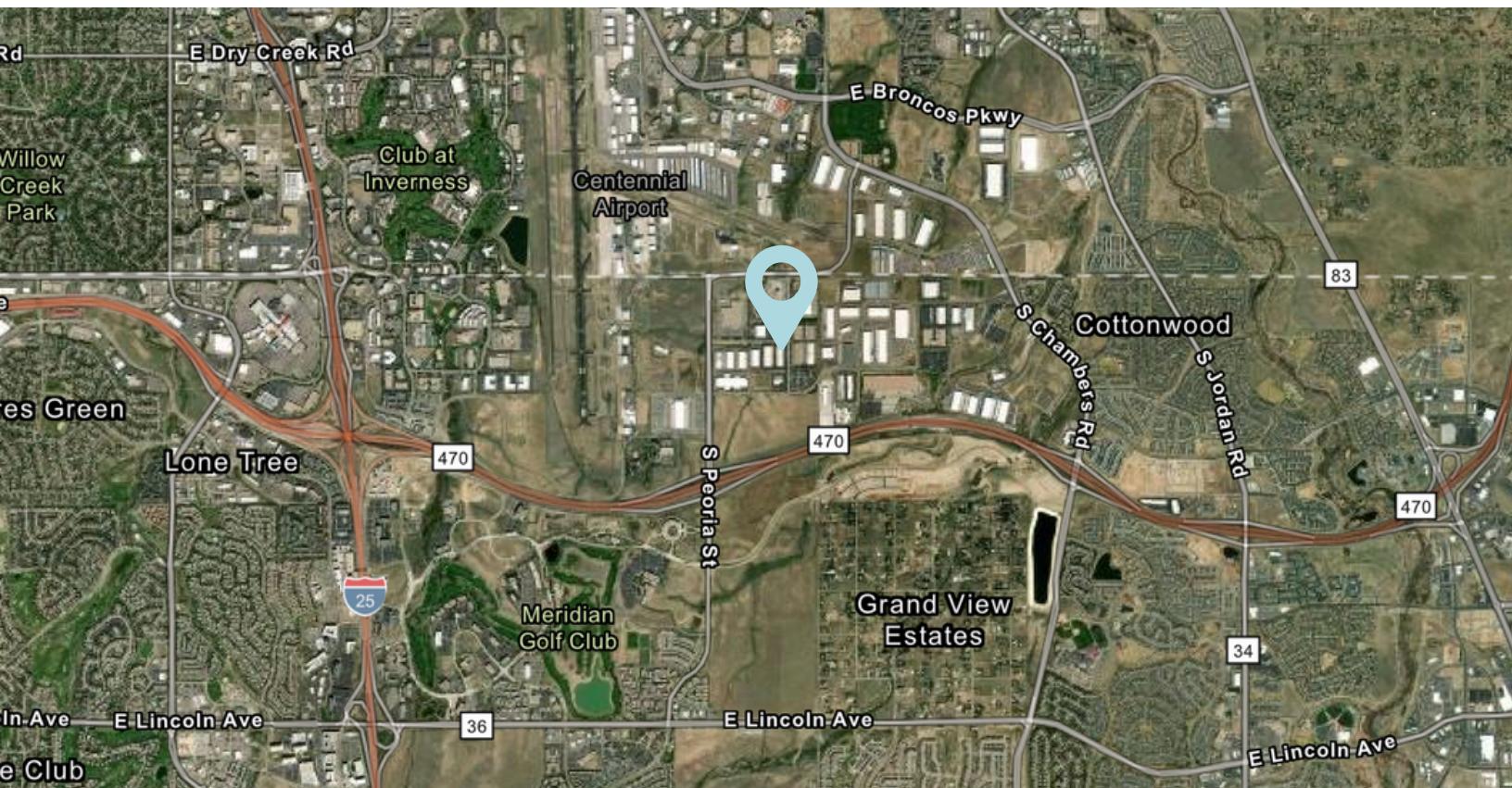
Space details

Available Space	12,534 SF
Lease Rate	Per Quote
Operating Expense	\$6.09/SF
Clearance	20'0"
Office	2,000 SF TBV
Parking	2.71/ 1,000 SF
Power	480v and 1300 Amps (whole building) Remaining-Dual Substation Capability

Fire Sprinkler	E.S.F.R.
Loading	2 Dock-High (9'x10') 3 Drive-In (12'x14')
Fiber	CenturyLink, AT&T, Comcast, Level 3, TW Telecom (at Street)
Zoning	Office, R&D, Warehouse Assembly Manufacturing



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