

# 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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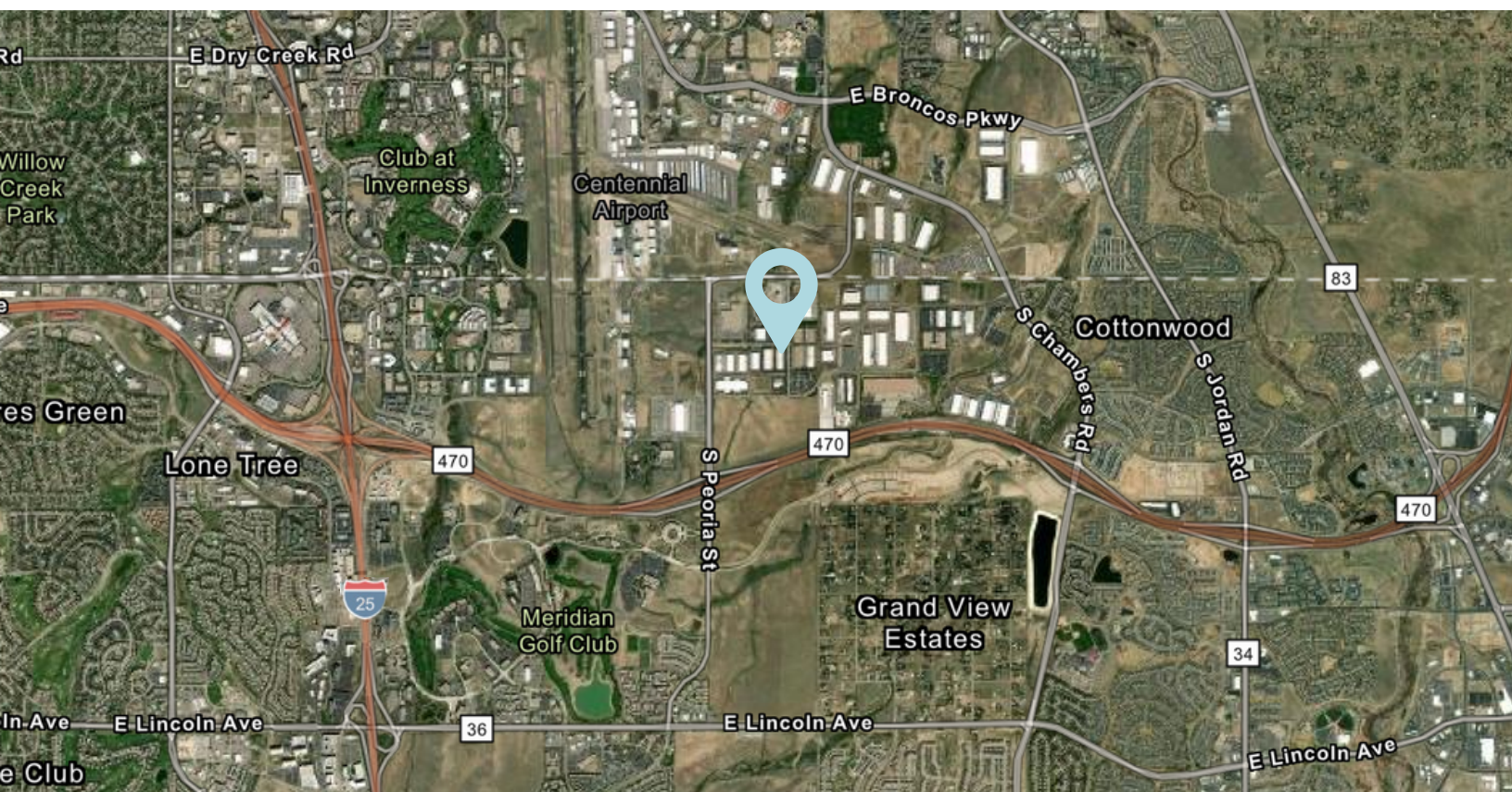
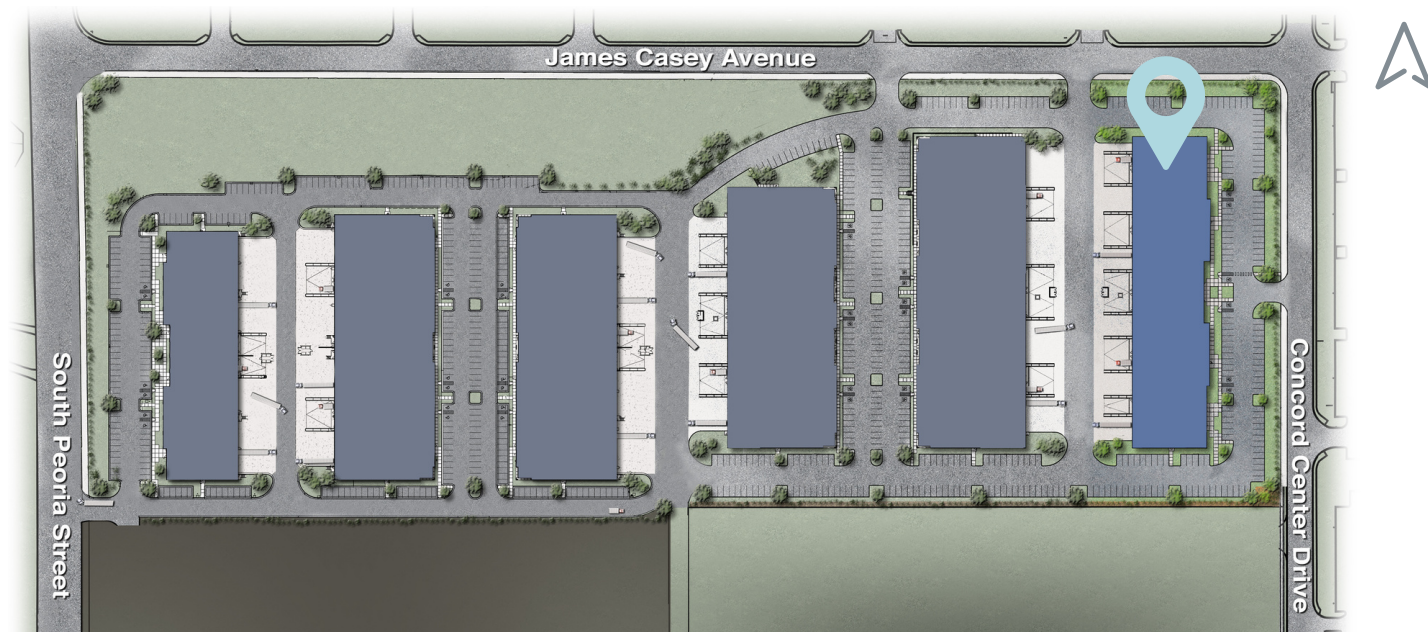
Jones Lang LaSalle Brokerage, Inc.

## Space details

|                          |  |                       |   |
|--------------------------|--|-----------------------|---|
| <b>Available Space</b>   | 12,534 SF  | <b>Fire Sprinkler</b> | E.S.F.R.  |
| <b>Lease Rate</b>        | Per Quote  | <b>Loading</b>        | 2 Dock-High (9'x10')<br>3 Drive-In (12'x14')                |
| <b>Operating Expense</b> | \$6.09/SF  | <b>Fiber</b>          | CenturyLink, AT&T, Comcast, Level 3, TW Telecom (at Street) |
| <b>Clearance</b>         | 20'0"  | <b>Zoning</b>         | Office, R&D, Warehouse Assembly<br>Manufacturing            |
| <b>Office</b>            | 2,000 SF TBV   |                       |   |
| <b>Parking</b>           | 2.71/ 1,000 SF   |                       |   |
| <b>Power</b>             | 480v and 1300 Amps (whole building)<br>Remaining-Dual Substation<br>Capability |                       |   |







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