

LEASE

High Plains Office Building

18300 E. 71ST AVENUE

Denver, CO 80249

PRESENTED BY:

BILL REILLY

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PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING CLASS:	A
SPACE AVAILABLE:	Suite 140
AVAILABLE SF:	1,396 SF
LEASE RATE:	\$18.00 SF/yr (NNN)
NNN:	\$15.50 Psf (Including Utilities)
LOT SIZE:	1.74 Acres
BUILDING SIZE:	27,067 SF
YEAR BUILT:	2004

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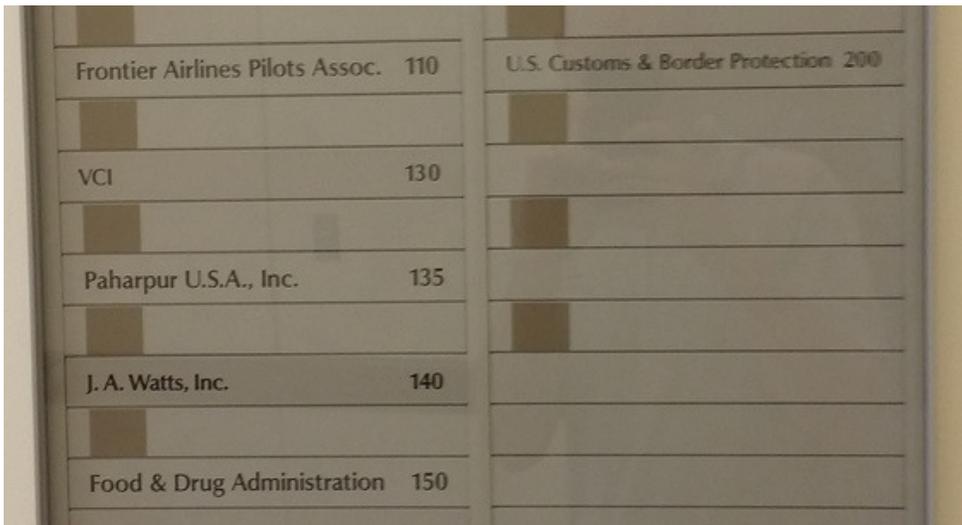
PROPERTY DESCRIPTION

High Plains Office Building is located at 18300 E. 71st Avenue within the Denver International Business Center (DIBC), one of Colorado's premier master-planned business parks. Suite 140 offers 1,396 SF of office space available April 30, 2026. This is a rare availability in one of metro Denver's most supply-constrained submarkets, where office demand near DIA consistently outpaces supply. The property carries an exceptional long-term occupancy history as a direct result.

PROPERTY HIGHLIGHTS

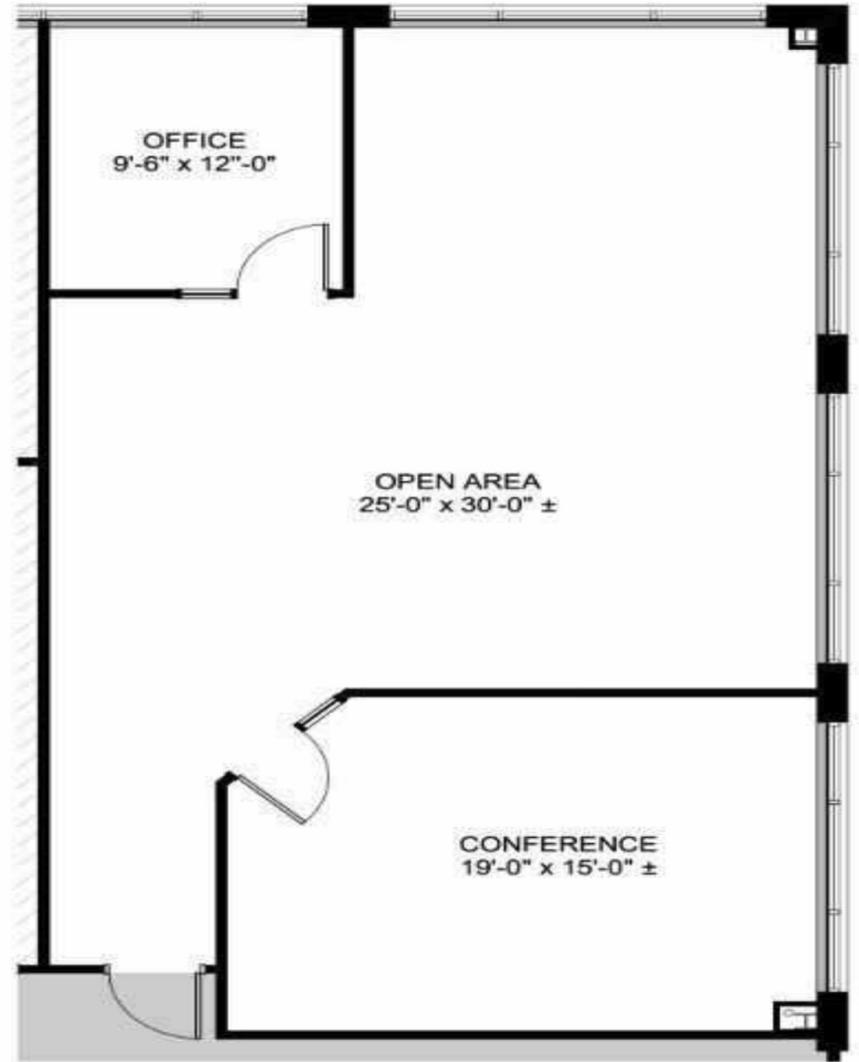
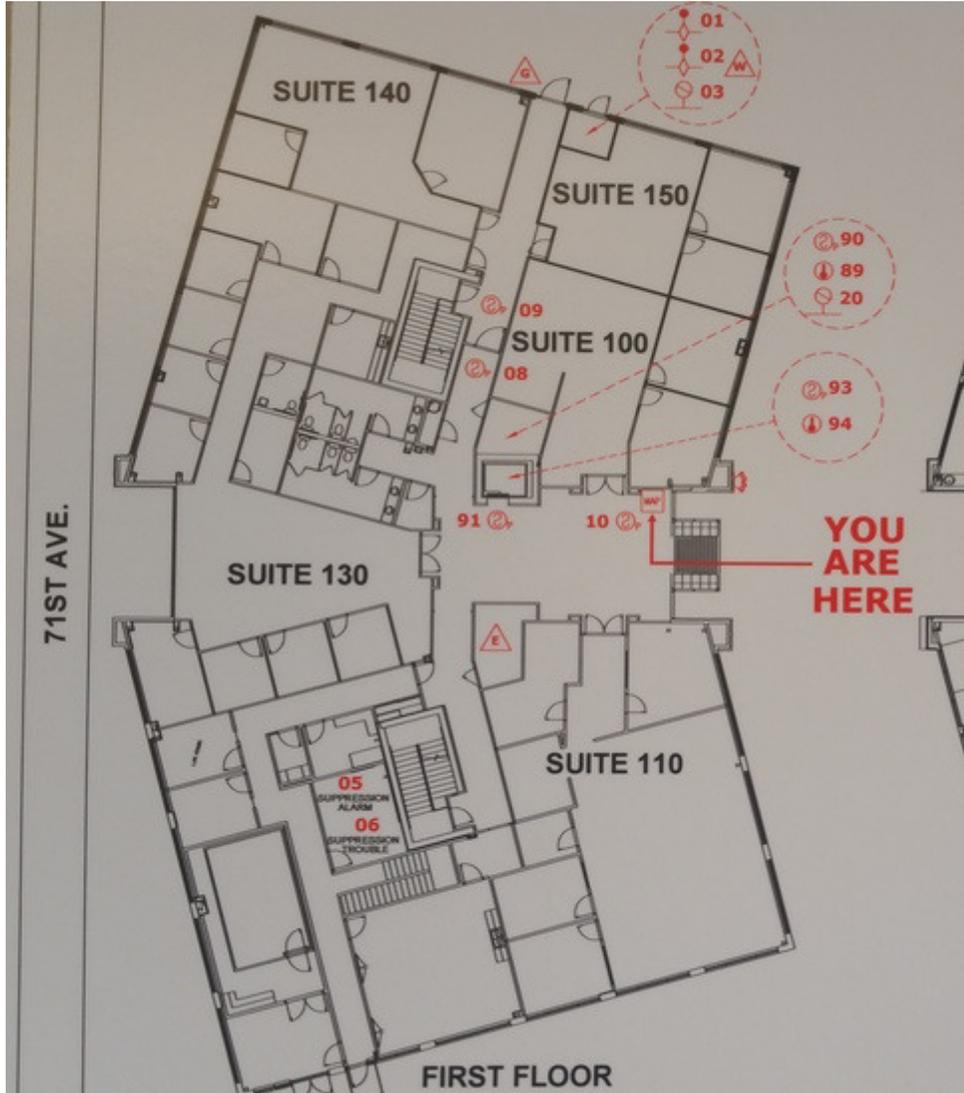
- Prestigious address within DIBC master-planned business park
- 1,396 SF | Available April 30, 2026
- Clean space with tasteful interior finishes
- Unobstructed Rocky Mountain views
- Fiber-optic service via Comcast and CenturyLink

ADDITIONAL PHOTOS



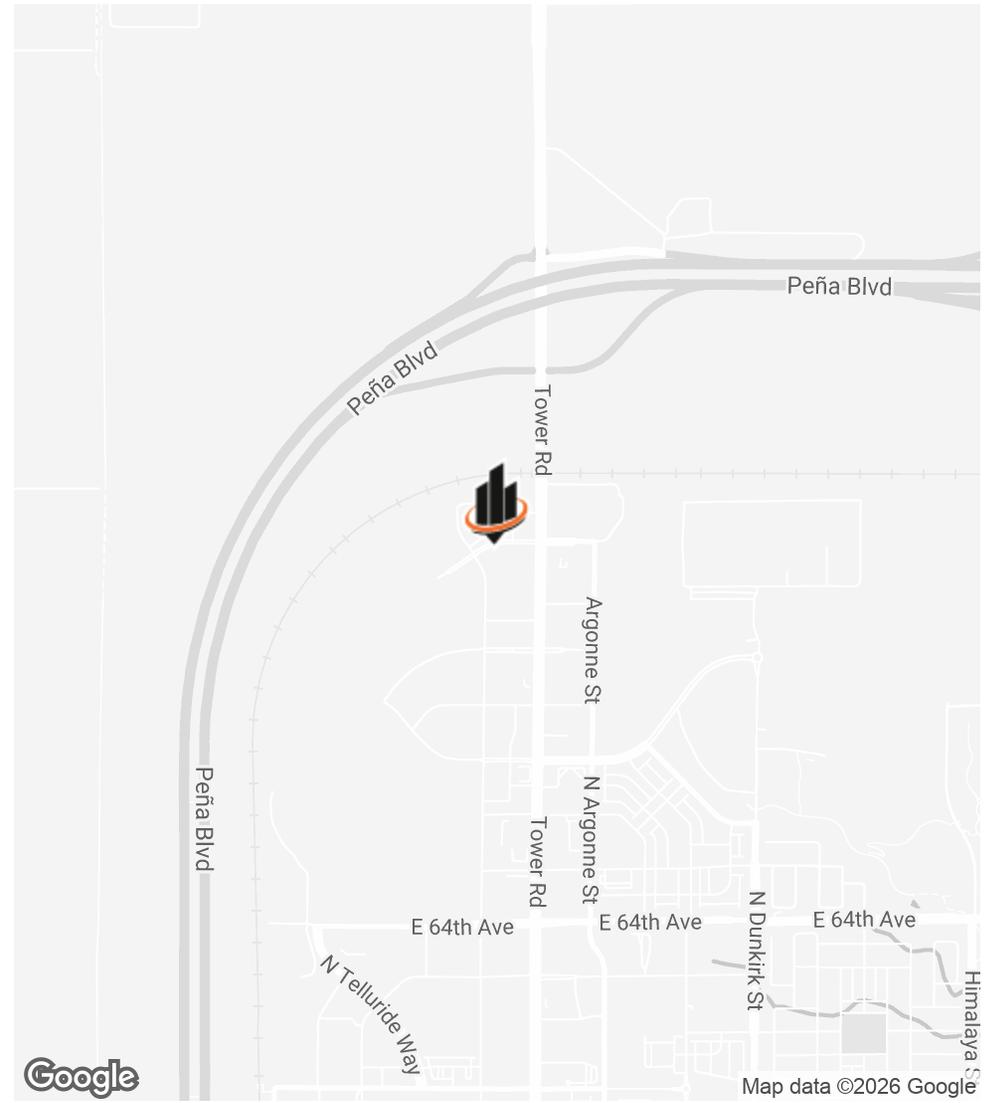
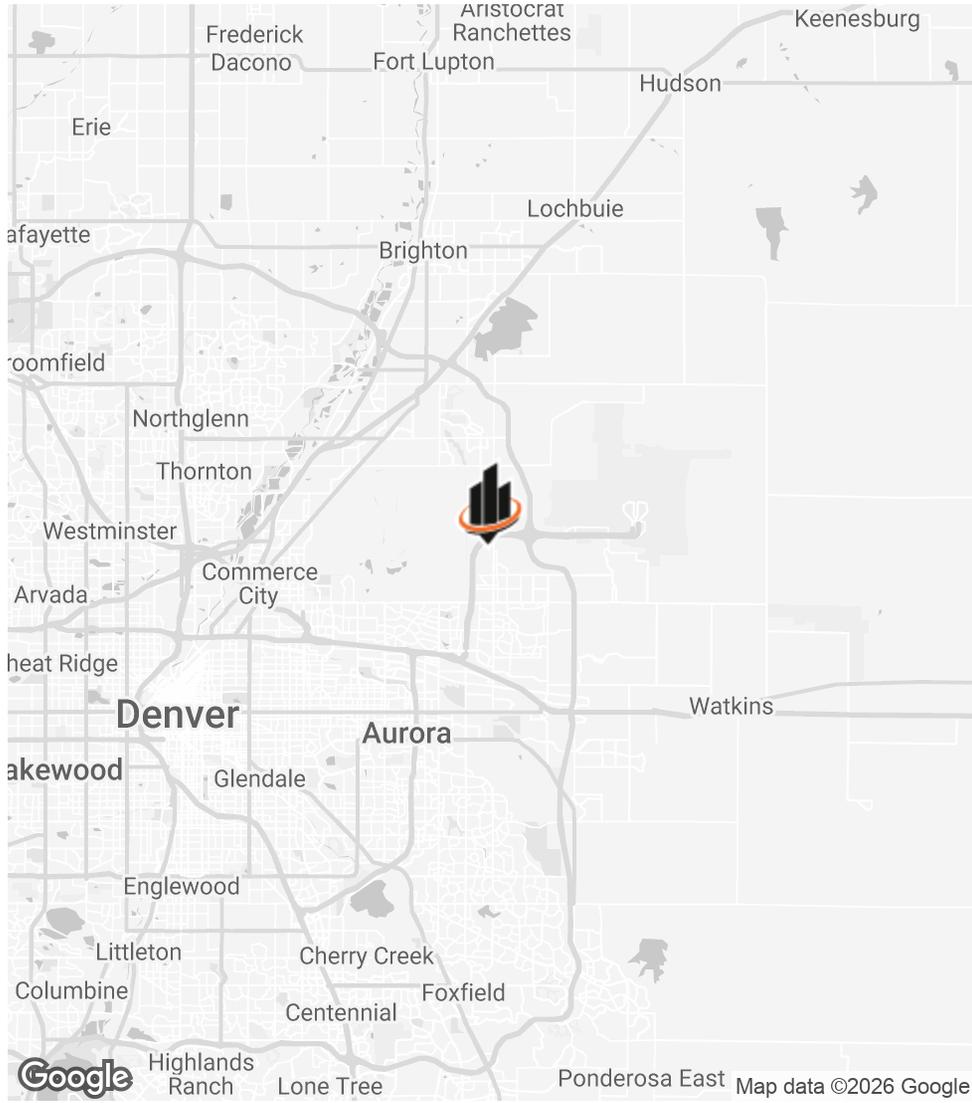
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FLOOR PLANS



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LOCATION MAP



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RETAILER MAP



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Geographic Markers: Nexus at DIA, DEN Second Creek Campus, DEN 72nd & Himalaya

Hotel Brands: Courtyard, Embassy Suites by Hilton, Quality Inn, Hyatt House, La Quinta, Fairfield Inn, Staybridge Suites, Residence Inn, Best Western Plus, Tru, Holiday Inn Express

Retail & Services: Starbucks, Conoco, Ruby Tuesday, 7-Eleven

Denver International Airport: 3rd Busiest Airport in the U.S., 6th Busiest Airport in the World

Transportation: DEN West Approach, Peña Blvd, DEN East Approach, RTD

Logistics: Hines Denali Logistics Park

SUBJECT PROPERTY
18300 E 71st Avenue
Denver, CO

Rocky Mountain Arsenal National Wildlife Refuge
15,000 Preserved Acres

Industrial & Commercial: Gaylord Rockies Resort & Convention Center (1,300 Guest Rooms), Hyde HighPoint Industrial Park, JAG Logistics Center, Distribution Center, High Point, Painted Prairie (3,200 DUs), Avelon (1,380 DUs), Microsoft, FedEx, Walmart, Costco, JAG Logistics Center

Residential: First Creek (500 DUs), Singletree at DIA (280 Condos), First Creek Village (371 DUs), Denver Connection (410 DUs), Green Valley Ranch (11,000 DUs), Green Valley Ranch East (11,200 DUs), 210 West Mixed Use, Windler Homestead (2,171 DUs), Opus Sun Empire Industrial Park, Aurora Highlands (10,000 DUs)

Other: United Flight Training Center, Pepsi, Target (Proposed), Peña Station (61st and Tower Rd), Peña Station Next

Peña Blvd

RTD

INTERSTATE 70

20 Minutes to Downtown Denver

Green Valley Ranch 11,000 DUs

Majestic Commercenter 1,500 Acres

Ambrose DIA Logistics Park

Logistics & Retail: Amazon, FedEx, GE, Anheuser-Busch, Whirlpool, Crate Barrel, Medline