

**AGGRESSIVE RATE!**

**7,000 SF OFFICE FOR LEASE!**

**7822 S WHEELING CT**  
ENGLEWOOD, CO 80112

#### PROPERTY SUMMARY

- Well-Maintained Office Space Right Across the Street from the Denver Broncos Training Facility.
- Quick Access to Arapahoe Rd, I-25, & Parker Rd
- \$400k of Recent Building Improvements Including but Not Limited to Carpet, Lights, & Paint
- June 1, 2025 Occupancy
- Additional Common Area Not Included in the 7,000 SF (See Floorplan on Following Page)
- Perfect Space For Engineering Firms, Architects, Etc.

#### Property Features

Lease Rate	\$9.00/SF NNN
Available	June 1, 2025
Suite SF	7,000 SF
Zoning	Mixed-Use (MU)
Parking	Ample
Y.O.C.	2002
County	Arapahoe

For more information:



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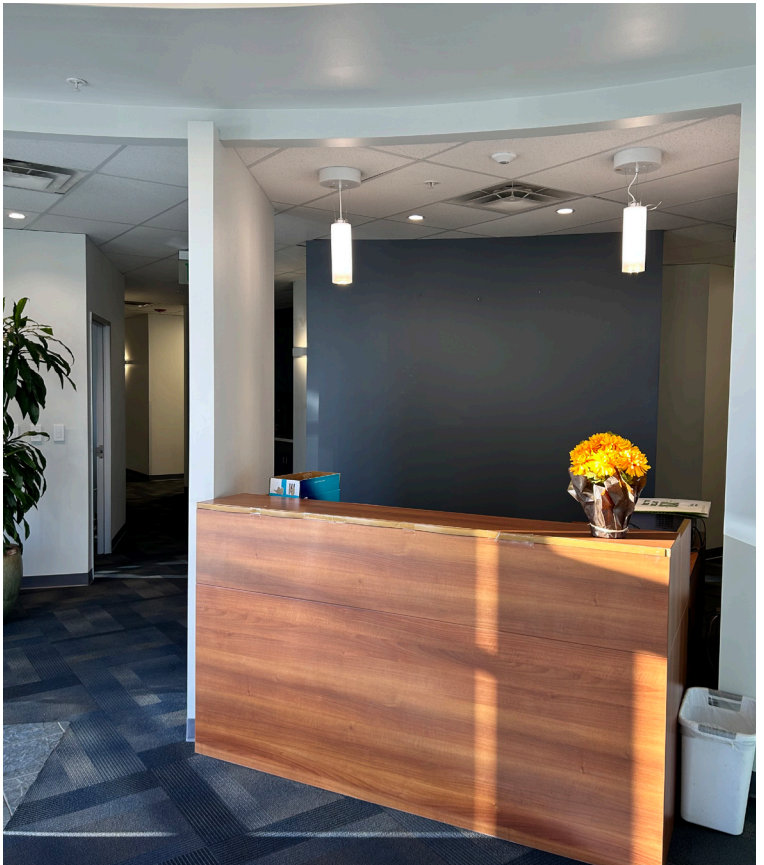
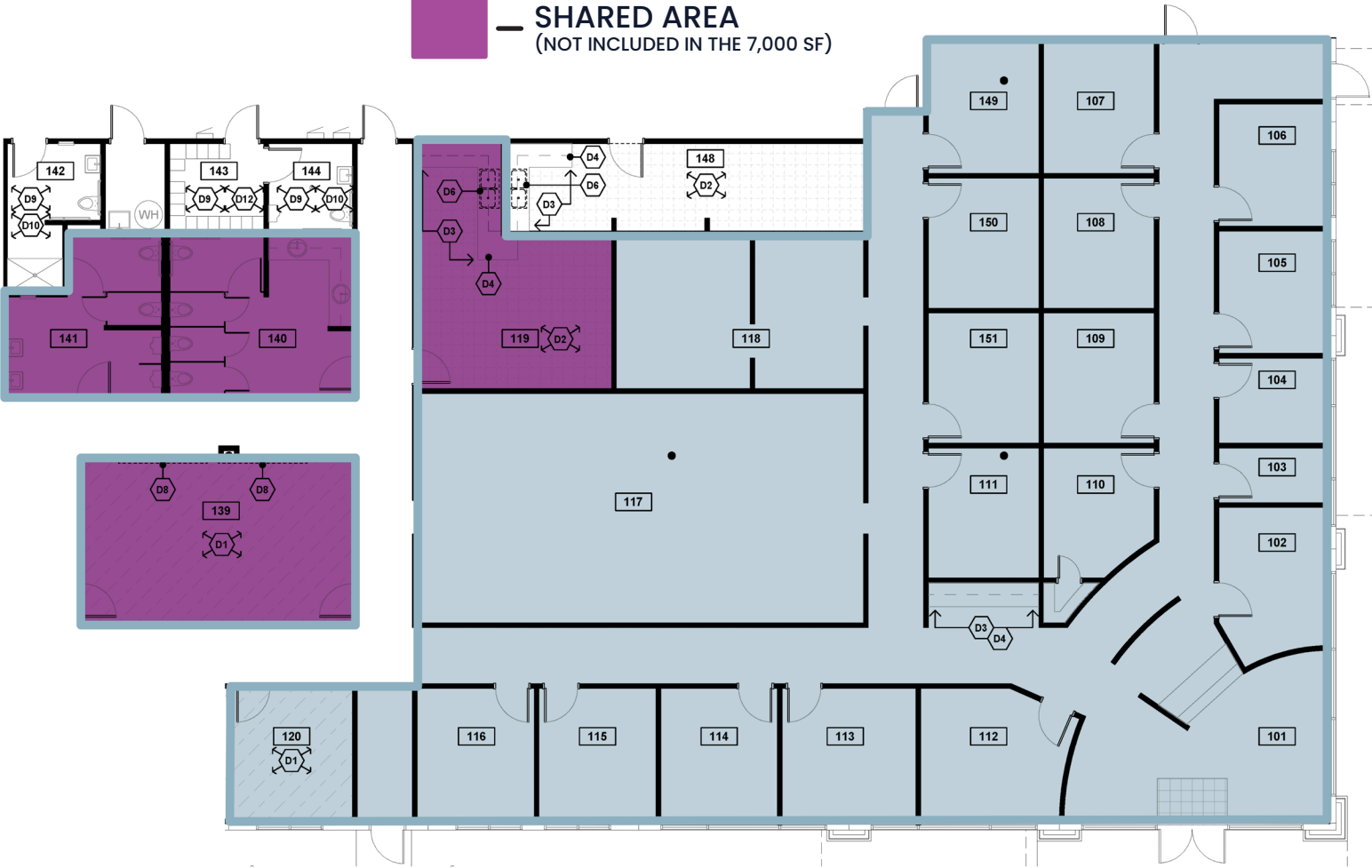
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FLOORPLAN

— SHARED AREA  
(NOT INCLUDED IN THE 7,000 SF)





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