

**FOR LEASE FLEX / OFFICE**



**7475 S. JOLIET ST.  
ENGLEWOOD 80112**

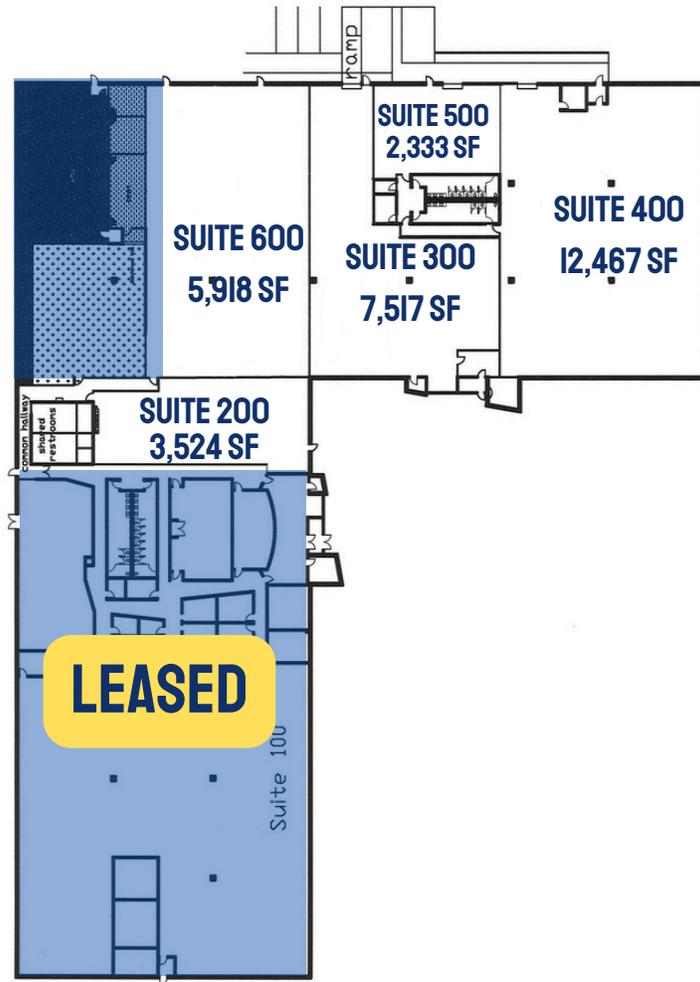


## **LEASING SPECIFICATIONS**

**LEASE RATE:** \$12 - \$17 PER SF DEPENDING ON TI  
**NNN EXPENSES:** \$8.06/SF  
**LEASE TERM:** 3YR MINIMUM  
**PARKING:** 5.46 / 1,000 - 20 COVERED  
**YEAR BUILT:** 1999  
**CLEAR:** 10' - 14'  
**SPRINKLERS:** YES  
**ACCESS:** I-25 & COUNTY LINE

## **AVAILABILITIES**

**SUITE 200 ~ 3,524 RSF**  
**SUITE 300 ~ 7,517 RSF**  
**SUITE 400 ~ 12,467 RSF**  
**SUITE 500 ~ 2,333 RSF**  
**SUITE 600 ~ 5,918 RSF**  
**SUITE 300-600 ~ 28,235 RSF**



### AERIAL VIEW

