

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 - I2 COVERED
YEAR BUILT: 1999
CLEAR: 10' - 14'
SPRINKLERS: YES
ACCESS: I-25 & COUNTY LINE

AVAILABILITIES

SUITE 300 ~ 9,850 RSF

SUITE 400 ~ 12,467 RSF

SUITE 500 ~ 4,462 RSF

SUITE 300-500 ~ 26,779 RSF

T. BLAKE ROGERS - 720.530.5788
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TIM P. ROGERS - 303.641.4080
TIM@PEAKCRE.COM



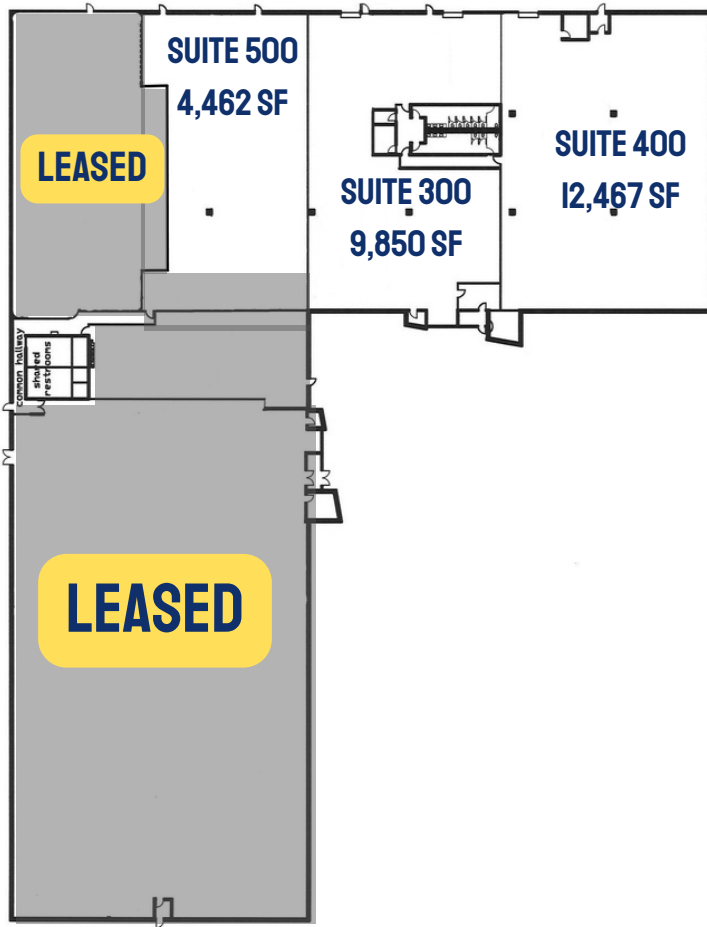
LOADING OPTIONS



SUITE 300 ~ 10' X 10' DRIVE IN DOOR

SUITE 400 ~ 10' X 10' ROLL-UP DOOR WITH NO DIRECT DRIVE IN ACCESS

SUITE 500 ~ 10' X 10' ROLL-UP DOOR WITH NO DIRECT DRIVE IN ACCESS



PROPERTY HIGHLIGHTS

ABUNDANT FOOD AND RETAIL OPTIONS NEARBY



CLOSE PROXIMITY TO I-25



2,400 AMPS; 277/480V POWER



FULL BUILDING BACK UP GENERATOR



SPRINKLERED



COVERED PARKING AVAILABLE



VARIETY OF USES



AERIAL VIEW



COVERED PARKING

