



21,127 & 31,685 SF UNITS AVAILABLE

7901 S Potomac St | Building 2 | Englewood, CO 80112



READY FOR IMMEDIATE OCCUPANCY!



BUILDING SPECIFICATIONS

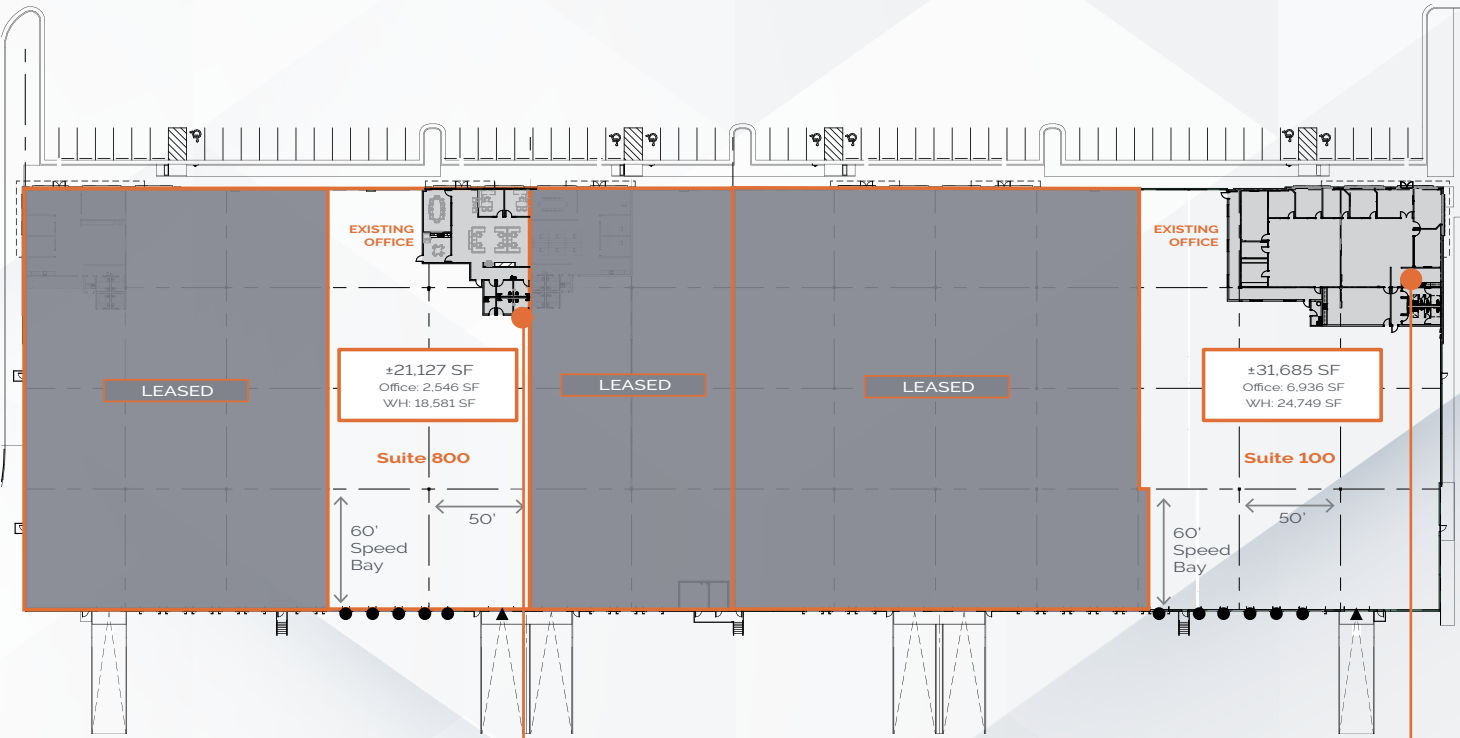


FLOOR PLAN

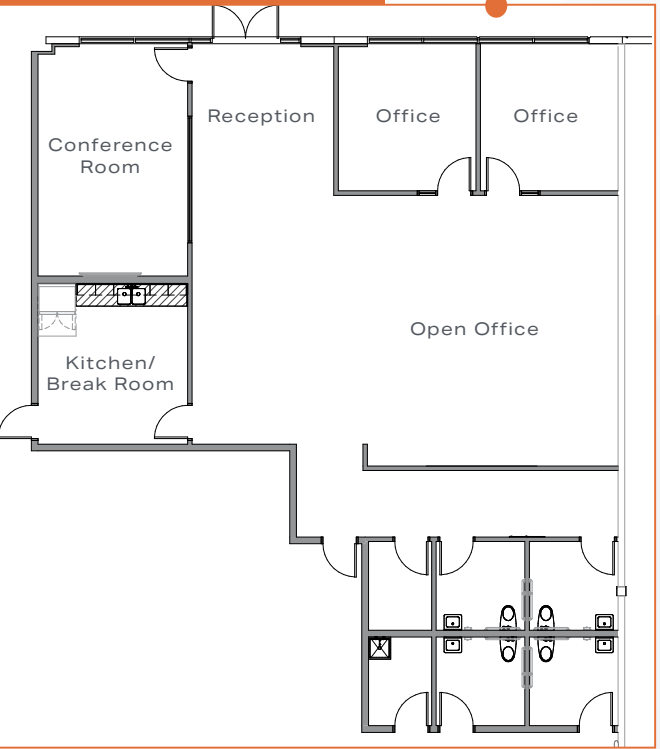
SCAN OR
CLICK FOR
360 TOUR!



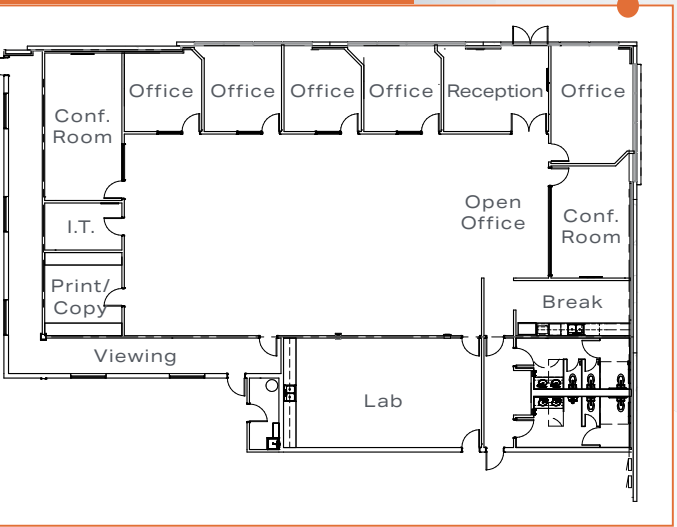
Building Size	±148,252 SF	Year Built	2020
Available Space (Suite 100)	±31,685 SF	Zoning	PUD-MU
Available Space (Suite 800)	±21,127 SF	Parking	1.84 : 1,000 SF
Existing Office Suite (Suite 100)	±6,936 SF	Power (Suite 100)	1,600 amps / 480 volt / 3 phase
Existing Office Suite (Suite 800)	±2,546 SF	Power (Suite 800)	400 amps / 480 volt / 3 phase
Loading (Suite 100)	6 Dock-High Doors 1 Drive-In Door	Column Spacing	50' x 50' with 60' Speed Bay
Loading (Suite 800)	5 Dock-High Doors 1 Drive-In Door	Lease Rate	Contact broker
Clear Height	30'	OPEX	\$5.98 / SF (2026)
Truck Court	±205'	Highlights	- Spec office & warehouse lights - ESFR sprinkler - Clerestory - Dock seals on all dock high doors



EXISTING OFFICE - ±2,546 SF



EXISTING OFFICE - ±6,936 SF





FOR LEASING INFORMATION:

PETER BEUGG, SIOR
peter.beugg@streamrealty.com
 303.957.5320

DOMINIC DIORIO, SIOR
dominic.diorio@streamrealty.com
 303.957.5321

BLAKE MCVEAN
blake.mcvean@streamrealty.com
 303.957.5343