

HAVANA 37

3700 HAVANA STREET



150,532 SF
INFILL DENVER
BUSINESS
PARK

NEWMARK



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Available Space



Suite	Total SF	Office SF	Clear Height	Loading	Available	Lease Rate	Op/Ex
216	2,058 SF	Restroom	14'-0"	2 Dock High	Immediately	Contact Broker	\$4.93/SF
301	21,026 SF	1,780 SF	18' to 20'-0"	2 Rail Doors 5 Dock High	5/1/2027*	Contact Broker	\$4.93/SF

* Possibly Sooner

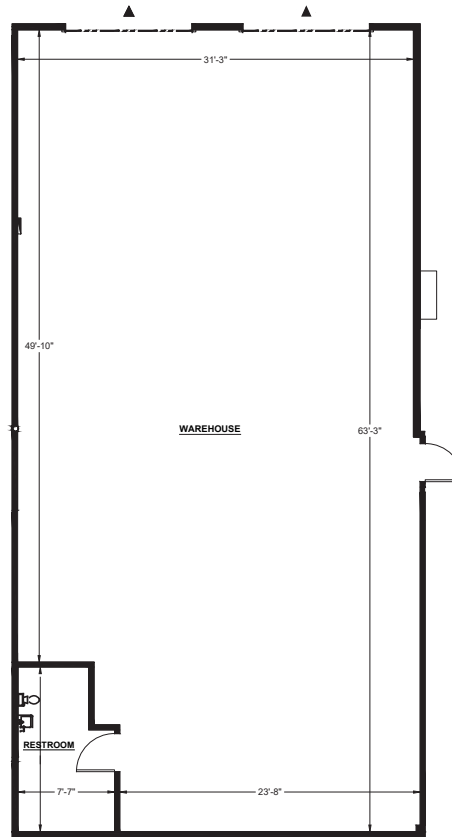


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BUSINESS PARK

Building	200
Suite	216
Total Available	2,058 SF
Office Size	Restroom Only
Clear Height	14'
Dock Doors	2



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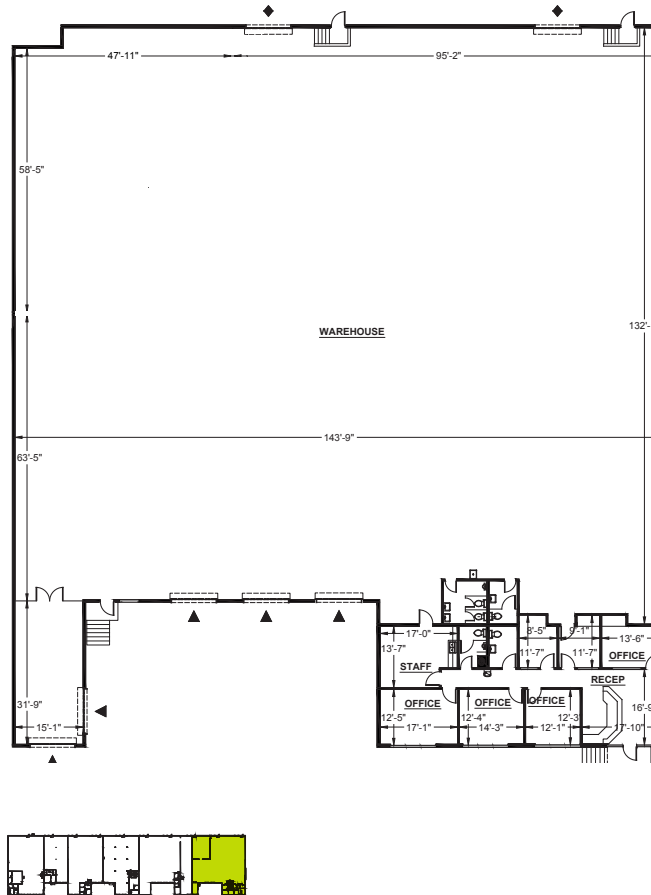
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HAVANA 37

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150,532 SF INFILL DENVER
BUSINESS PARK

Building	300
Suite	301
Total Available	21,026 SF
Office Size	1,780 SF
Clear Height	18' to 20'
Dock Doors	5
Rail Doors	2



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Centrally located business park just blocks off I-70. Fully renovated spaces include professional office and warehouse space with multiple loading options.

PROPERTY HIGHLIGHTS

Available SF	21,026 SF & 2,058 SF
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Total Size	150,532 SF
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Number of Buildings	3
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City/County	Denver / Denver
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Year Built	1974
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Zoning	I-2
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Loading	Dock High & Drive-In
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Sprinklers	General Duty
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Parking	2:1,000 SF
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