



## Pacific Business Park

This conveniently located business park, located just west of Iliff and Havana, is home to manufacturers, distributors, service industries and professionals



### OFFICE/FLEX SPACE

Perfect 'Office/Flex' Spaces: approximately 35% Office, 65% Warehouse (varies by unit/tenant request).



### PROPERTY HIGHLIGHTS

Pacific Business Park backs to Cherry Creek and just received a major face lift. There is added security with patrol sweeps across the complex five times daily/7 days a week.



### ADDITIONAL FEATURES

3 Phase power in specific units at buildings 100, 600, 500, 300. Ability to have 2 Phase and 3 phase in any unit.

**1,200 - 7,907 RSF  
AVAILABLE**

**6 BUILDINGS**

**LEASE TERMS:  
3-5 YEARS**

**\$13.00 -  
\$16.00/SF**

**NNN LEASE  
2025 EXPENSES:  
\$7.00/SF**

For Additional Information, Contact:

John Fairbairn



[john@denverofficespace.com](mailto:john@denverofficespace.com)



303.226.4764



[www.denverofficespace.com](http://www.denverofficespace.com)



**PACIFIC BUSINESS PARK  
OFFICE/ FLEX SPACE FOR LEASE**



**\$13.00 -  
\$16.00/SF  
NNN**

**1,200 - 7,907 RSF AVAILABLE**

**Drive-In Bays**

Buildings 200, 300, 400:  
10' x 10' / Clear Height 13'

**Drive-In Bays**

Building 500:  
10' x 12' / Clear Height 15'

**Dock-High Doors**

Buildings 100 and 600:  
8' x 11' / Clear Height 13'

For Additional Information, Contact:

John Fairbairn  
303.226.4764

john@denverofficespace.com  
www.denverofficespace.com

**fairbairn**  
C O M M E R C I A L



The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.