

**LEASE**

# High Plains Office Building

**18300 E. 71ST AVENUE**

Denver, CO 80249

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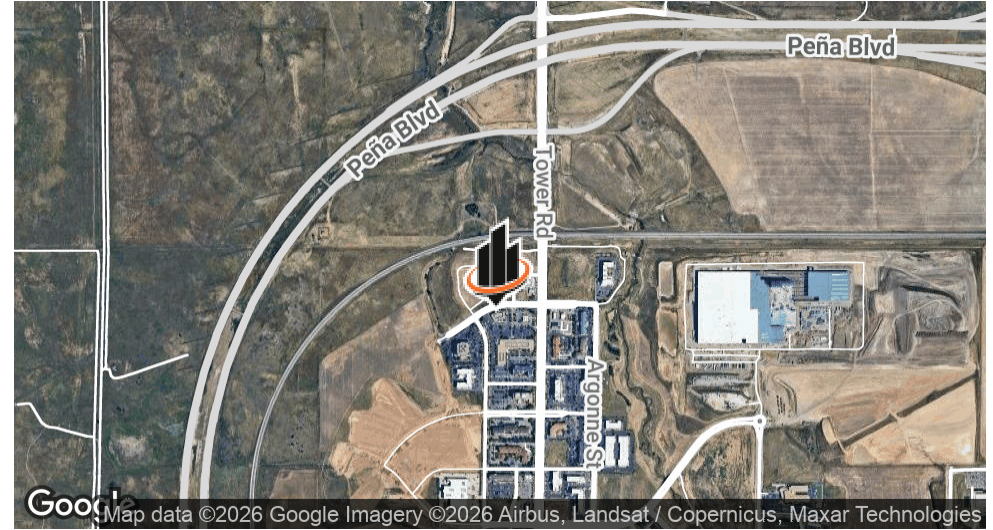
**PRESENTED BY:**

**BILL REILLY**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>BUILDING CLASS:</b>	A
<b>SPACE AVAILABLE:</b>	Suite 140
<b>AVAILABLE SF:</b>	1,396 SF
<b>LEASE RATE:</b>	\$18.00 SF/yr (NNN)
<b>NNN:</b>	\$15.50 Psf (Including Utilities)
<b>LOT SIZE:</b>	1.74 Acres
<b>BUILDING SIZE:</b>	27,067 SF
<b>YEAR BUILT:</b>	2004

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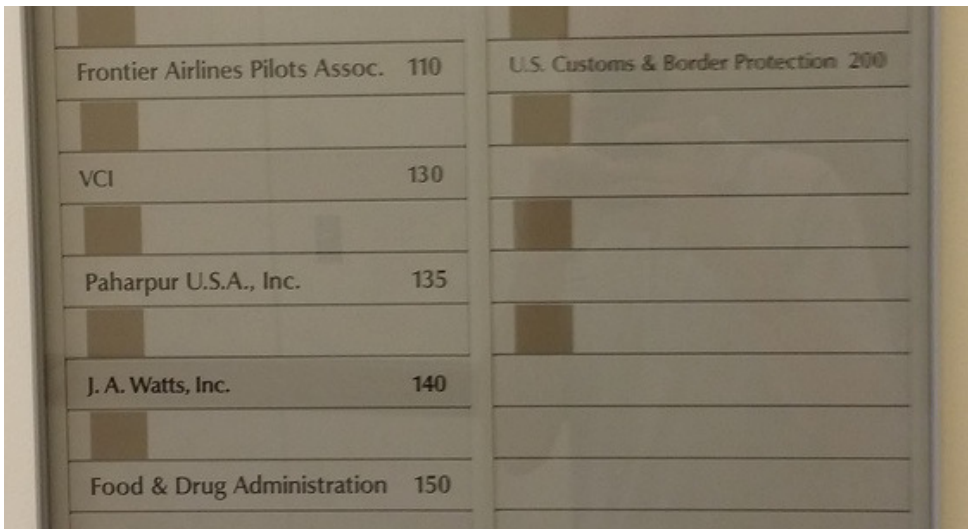
### PROPERTY DESCRIPTION

High Plains Office Building is located at 18300 E. 71st Avenue within the Denver International Business Center (DIBC), one of Colorado's premier master-planned business parks. Suite 140 offers 1,396 SF of office space available April 30, 2026. This is a rare availability in one of metro Denver's most supply-constrained submarkets, where office demand near DIA consistently outpaces supply. The property carries an exceptional long-term occupancy history as a direct result.

### PROPERTY HIGHLIGHTS

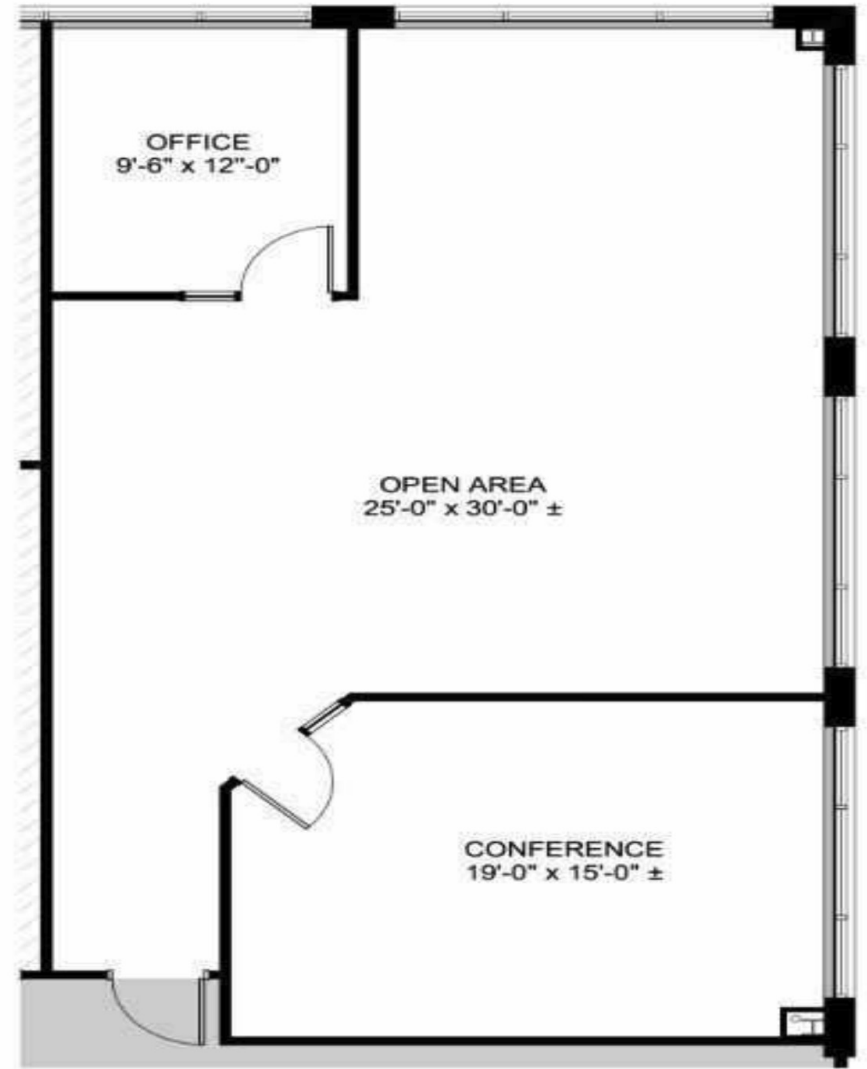
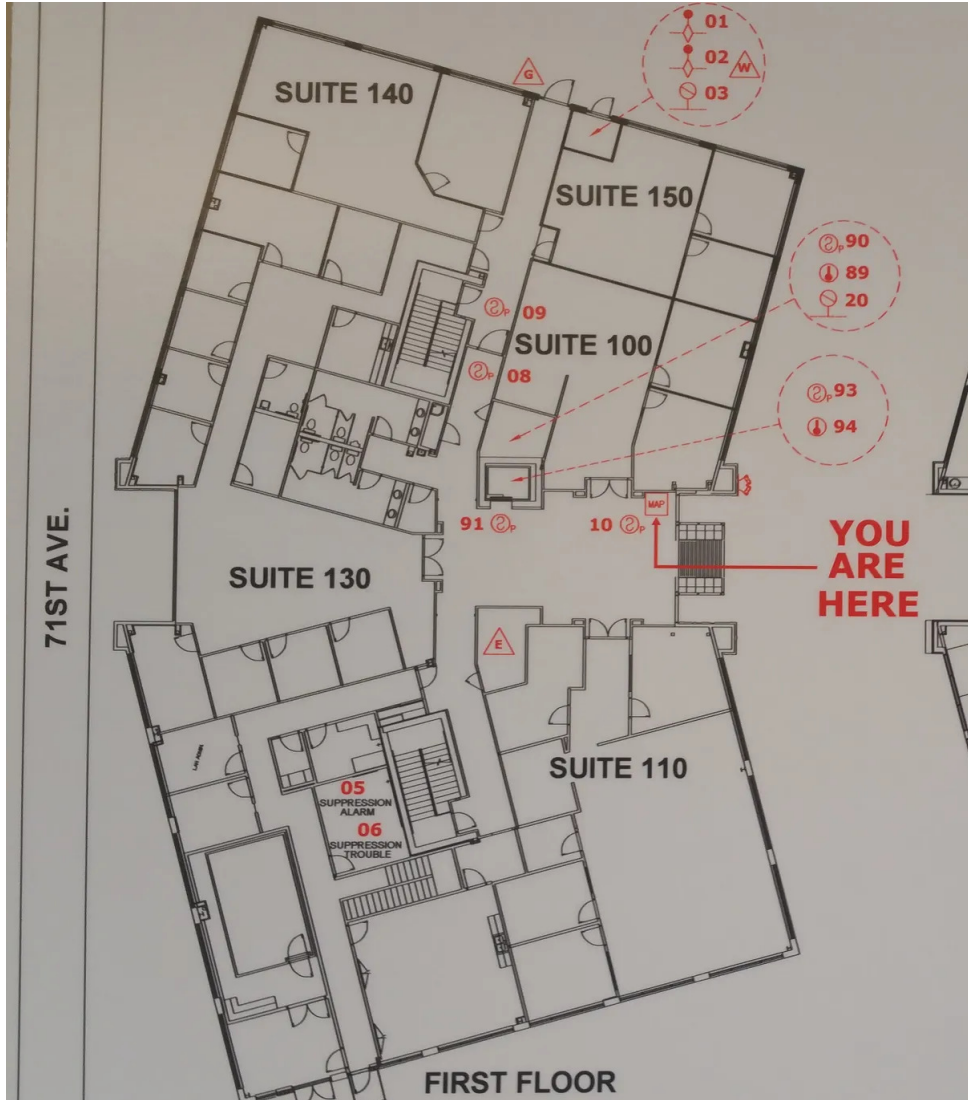
- Prestigious address within DIBC master-planned business park
- 1,396 SF | Available April 30, 2026
- Clean space with tasteful interior finishes
- Unobstructed Rocky Mountain views
- Fiber-optic service via Comcast and CenturyLink

## ADDITIONAL PHOTOS



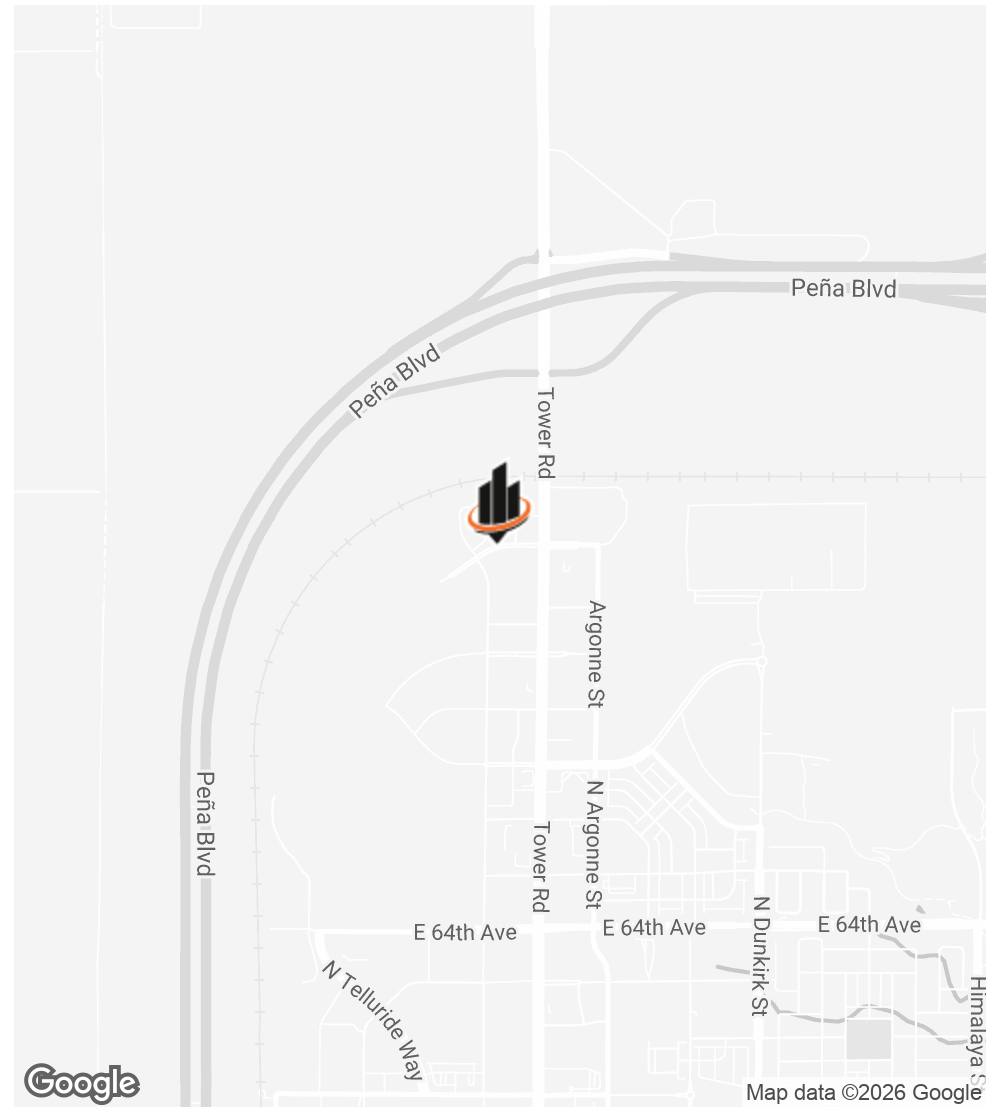
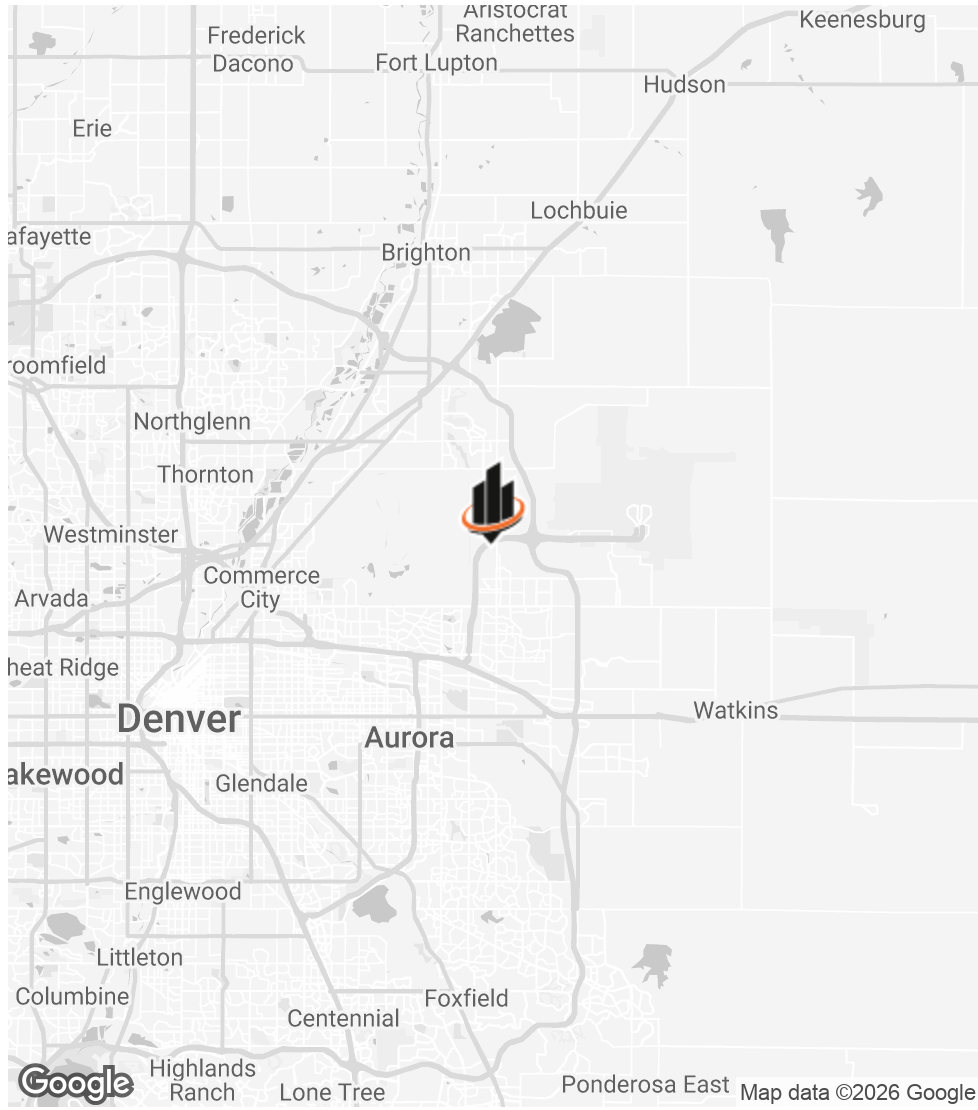
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# FLOOR PLANS



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# LOCATION MAP



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# RETAILER MAP



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**Geographic Markers:** Nexus at DIA, DEN Second Creek Campus, DEN 72nd & Himalaya

**Hotel Brands:** Courtyard, Embassy Suites by Hilton, Quality Inn, Hyatt House, Fairfield Inn, Staybridge Suites, Residence Inn, Best Western Plus, Tru, Holiday Inn Express

**Retail & Services:** Starbucks, Conoco, Ruby Tuesday, 7-Eleven

**Denver International Airport:** 3rd Busiest Airport in the U.S., 6th Busiest Airport in the World

**Transportation:** DEN West Approach, Peña Blvd, DEN East Approach, RTD

**Logistics:** Hines Denali Logistics Park

**SUBJECT PROPERTY**  
18300 E 71st Avenue  
Denver, CO

**Rocky Mountain Arsenal National Wildlife Refuge**  
15,000 Preserved Acres

**Industrial & Commercial:** Gaylord Rockies Resort & Convention Center (1,300 Guest Rooms), Hyde HighPoint Industrial Park, JAG Logistics Center, Distribution Center, High Point, Painted Prairie (3,200 DUs), Avelon (1,380 DUs), Microsoft, FedEx, Walmart, Costco, JAG Logistics Center

**Residential:** First Creek (500 DUs), Singletree at DIA (280 Condos), First Creek Village (371 DUs), Denver Connection (410 DUs), Green Valley Ranch (11,000 DUs), Green Valley Ranch East (11,200 DUs), Aurora Highlands (10,000 DUs)

**Other:** United Flight Training Center, Pepsi, Target (Proposed), Tower Rd, Peña Station (61st and Tower Rd), Peña Station Next

**Peña Blvd**

**RTD**

**20 Minutes to Downtown Denver**

**Interstate 70**

**Green Valley Ranch** 11,000 DUs

**Green Valley Ranch East** 11,200 DUs

**Majestic Commercenter** 1,500 Acres

**210 West Mixed Use**

**Windler Homestead** 2,171 DUs

**Opus Sun Empire Industrial Park**

**Ambrose DIA Logistics Park**

**Logistics & Retail:** Amazon, FedEx, GE, Anheuser-Busch, Whirlpool, Crate Barrel, Medline